



The Allentown Neighbor

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Association ponders the future

After 50 years, it seeks new relevance in serving Allentown

By **RICHARD HAYNES**

Age 50 is a good time to take stock of your life and to ponder your future – and that's true for organizations as well as for people.

The Allentown Association turns 50 in 2013. So much has happened and changed since its infancy, through its five decades of "Serving Buffalo's Great Historic Neighborhood," as our motto says, that the board of directors decided to hold a four-hour retreat with an expert facilitator to think about the future of the Association and of the neighborhood, and to try to begin plotting a course that will strengthen both.

Chuck Hertrick, a former private-school headmaster and humanities professor at SUNY Geneseo who is now a consultant to non-profits, led the session Nov. 13 in a conference room in the Buffalo Niagara Medical Campus' Innovation Center, 640 Ellicott St.



Chuck Hertrick facilitates the board's retreat.

He guided the group through an examination of the Association's history and purposes. How it stared down early threats to the neighborhood's very existence, helping kill plans in the 1960s for an arterial highway connect-

ing the Kensington Expressway with the Niagara Thruway that would have obliterated Virginia and Edward Streets and much of the neighborhood south of Allen Street. What was left of the neighborhood would have become slum, planners thought.

How it successfully fought demolition of all the homes

on the east side of Irving Street to build a parking lot for Delaware Avenue office buildings.

How it fought demolition of the Ansley Wilcox Mansion, which is now
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Santa to ring in the holidays on Allen Street

Santa Claus will be on Allen Street Dec. 7 to kick off the annual "Celebrate the Holidays" event that's one of the highlights of the monthly Allentown First Fridays series of art and fun on the business strip.

The family-friendly event will be held 6-9 PM.

This year's activities will include free horse-drawn carriage rides with

Santa, entertainment by carolers, and video/light installations by Squeaky Wheel.

Art galleries will host receptions, including performances by local musicians. For example, the C.G. Jung Center, 408 Franklin St., will host an opening of "Life as Art: Selected Works of Carol Ann Rice Rafferty," a collection

of fiber designs and mixed media work, with a talk by the artist at 7 PM.

There'll be holiday shopping opportunities, a tree decorating and lighting ceremony at the Quaker Bonnet Eatery, and of course, dining and drinking opportunities in Allentown's restaurants and bars.

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To keep crime rate low, be proactive and alert

By JONATHAN WHITE

Allentown is one of the safest neighborhoods in the city, as monthly crime statistics provided to the Association's Safety Awareness Committee and meetings with Police B District Chief Brian Patterson demonstrate.

Nevertheless, crime does occur, and residents are encouraged to be vigilant and to always call 911 to report any crime, no matter how insignificant. City residents must work as partners with police officers to ensure that crimes are reported and any information is provided to detectives to help find and arrest suspects.

Vehicle break-ins and theft of property remain the most common crimes in Allentown. However we are not immune from other more serious crimes.

In September, residents of Park Street were victims of three separate home invasion burglaries by a bold thief who entered late at night while residents were present. By quickly reporting the crimes and providing all known details to detectives, residents

were able to assist with narrowing down a suspect. Chief Patterson provided a photo of a person identified by detectives so that Park Street neighbors could watch for this person. In the first week of October, detectives arrested the suspect, thought to be responsible for a dozen robberies stretching from Allentown to North Buffalo.

In addition to the district-wide meetings, on Oct. 24, Chief Patterson met with Allentown residents, including representatives from the recently reconstituted Upper College Street block club who have reported an increased number of nuisance crimes.

The Chief outlined recent activity in B District that showed the comparatively low rate of crime in Allentown, particularly with regard to narcotics trafficking. Residents then described their specific concerns. Upper Mariner residents described known details of recent nuisance crimes to help show patterns and discussed with Chief Patterson the best means to help police identify suspects.

Strong block clubs increase awareness of what is or is not "normal" on a street and foster a heightened awareness of activity that should prompt a call to 911 to report crime or suspicious activity. The residents of Upper Park Street and Upper Mariner have realized the value of regular communication, working together – and most important, knowing who your neighbors are – to strengthen their blocks and make their streets safer for everyone.

The Allentown Association encourages residents to participate in your block club or, if your block does not have an active block club, to help form one. The Allentown Association can assist with resources and guidance, including use of the Association's meeting space.

If you are interested in forming a block club and would like assistance, email the Safety Awareness Committee at allntown@localnet.org and let us know. We'll help you get organized.



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Med school, BNMC seen as great for neighborhood

Construction of the new UB School of Medicine at the foot of Allen Street and the continued expansion of the Buffalo Medical Campus offer exciting prospects for our neighborhood, Allentown Association President Ed Castine told members at the annual meeting Oct. 9.

"We're very excited. UB is potentially a great neighbor," he said.

He cited the \$4.8 million in federal funds earmarked for improving Allen Street as a "Western Gateway" to the Medical Campus and the increased investment that's been evident recently in residential properties in the neighborhood as direct benefits.

He thanked the Association directors who have put many hours into the effort to forge a relationship with the Medical Campus: Matt Moscati, Brian Gould, Adam Sokol, Ekua Mends-Aidoo, and Mark McGovern.

He noted that there's still much work to do, dealing with how traffic will be affected during construction phases, and how parking will be handled.

(Subsequent to the meeting, City Hall released Mayor Byron Brown's proposed capital budget, and it includes \$250,000 toward planning the Allen Street streetscape project. Later, UB announced that it had spent \$1.2 million to acquire a lot at High and Washington streets, the first of three parcels needed for the new med school.)

On other topics:

The upcoming 50th anniversary of the Association and 100th anniversary of the Allendale Theater in 2013 will provide "an opportunity to increase our membership and involve businesses" in promoting the neighborhood, he said.

The Association's two major fundraisers – the 14th annual Allen West festival (which runs concurrently with the



President Ed Castine leads the annual membership meeting Oct. 9 in the Allendale Theater.

Allentown Art Festival in June) and the 2012 Secrets of Allentown tour of homes in September – were both successful, Castine said.

He also thanked Pete Carroll for his 12 years of work as editor of *The Allentown Neighbor* and Richard Haynes for taking on the task going forward. Both Carroll and Haynes are retired journalists with long careers at the *Buffalo News*.

In other business, members unanimously approved the new slate of directors presented by Nominating Committee chair Caitlin Crowell. (See separate story on Page 4.)

Executive Director Andrew Eisenhardt thanked Liz Kolken of Quaker Bonnet for providing snacks and refreshments for the annual meeting, and Theatre of Youth for use of the Allendale Theater as the meeting's venue.

2 elderly descendents of legendary George Coit die on same day

On Sept. 25, Buffalo lost two members of the Coit family, whose 1813 home, the George Coit House at 414 Virginia St., is considered the oldest house in Buffalo.

It was George Coit, who with his two business partners, signed the promissory note to build a harbor at Buffalo, which guaranteed the Erie Canal terminus in Buffalo instead of the village of Black Rock.

Peter Coit's passing came two months short of his 89th birthday. Peter is a descendent of George Coit and long-time resident of Buffalo and Amherst.

Peter was a warm, gregarious gentleman with a wonderful sense of humor and a kind manner that put every-

one at ease in his presence. He is survived by his daughter Karen, her husband Mark and his grandchildren.

Barbara Wheeler Coit passed away at the age of 86 in Hospice in Santa Rosa, Calif., where she was able to be close to her family. Barbara was the second wife of Chapin Coit, Peter's older brother.

Barbara lived in San Francisco with Chapin for many years. Another family member, Lillian Coit donated the landmark tower that bears the family name on Telegraph Hill in San Francisco. Coit Tower is second only to the Golden Gate Bridge as a marker of that city.



6 new directors join the board 2 are ex-presidents; 4 are first-timers

The board of The Allentown Association is undergoing a major change in membership this year, as approved at the annual membership meeting Oct. 9 in the Allendale Theater.

Of the 19 directors, six are new – a mix of residents who have served on the board in years past and first-time younger people who have stepped forward to work for the neighborhood.

The new directors who have served before are former presidents **Christopher Brown** and **Bob Fink**.

First-time directors are:

Steve Earnhart of North Street, a UB law student who is a former Army officer and high school teacher with significant volunteer experience as president of a civic organization in Norfolk, Va., and with the YMCA.

Leon Rung, an Allen Street resident who is partner with Chris Connolly in two restaurants at Allen and Franklin streets — Cafe 59 and the recently opened Madonna's in the site of the former Fiddleheads restaurant.

Max Stephan, who moved back to Buffalo from Hays, Mont., in 2003 and has resided in Allentown since then. In addition to teaching English part-time at both ECC and SUNY

Fredonia, he owns Allentown Landscape Architecture & Design, LLC, and is planning to relocate the business to Allen Street in the spring.

Laine Walnicki of Mariner Street, who was born and raised in Durango, Colo., and moved to Buffalo in 2009 with her Western New York-native husband, Glenn. She works at the Albright-Knox Art Gallery. She says she's a huge Sabres fan and hopes to buy and refurbish an Allentown house and be on the Garden Walk within 10 years.

They join returning directors **Ed Castine, Caitlin Crowell, Pete Carroll, Brian Gould, Mark McGovern, Barbara Hart, Ekuia Mendso, Matt Moscati, Sandra Semenski, Adam Sokol, Jonathan White, Brad Wales** and **Josh Wilson**.

Timothy Dun, an Arlington Park resident who teaches at Brock University in St. Catharines, Ont., will be on sabbatical from the board for a year.

Elected as ex-officio non-voting members were **Melissa Dayton, Richard Haynes, Holly Holdaway, Matt Ryan** and **Elizabeth Licata**. All of them have previously served as regular directors.

Buffalo News columnist hails First Fridays

Continued from Page 1

In a recent column in The Buffalo News, entertainment critic Colin Dabkowski called Allentown First Fridays "indispensable both to the neighborhood and to Buffalo's visual arts community at large."

Besides support from The Allentown Association, First Fridays receives funding from the Arts Niagara/

Erie Decentralization Program, a regrant program of the New York State Council on the Arts, administered by the Tonawandas' Council on the Arts/ Carnegie Art Center.

For more information, please call Barbara Hart, a director of both the Allentown Association Board and Greater Allentown Gallery Association, at 536-8337.



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\$9 million project saves 2 historic Main St. buildings

By ELIZABETH LICATA

Allentown's easternmost streetscape – the block of Main Street between Allen and Virginia – will retain its historic character and continuity thanks to a \$9 million rescue and restoration of two important buildings.

Greenleaf & Company is developing the endangered four-story building at 918-920 Main St., along with the neighboring three-story building at 916 Main St. that it has owned since 2008.

The two buildings, which are next to the Red Jacket Apartments south of Allen Street, will have commercial space on the ground floors and 26 market rate apartments on the upper floors.

The former Bosche carriage repository at 918-920 Main – also known as the Summit building – was very close to collapsing until the city this summer used funding through the Restore New York program to stabilize and restore its façade.

Completed in 1891, the Bosche was designed by architects Cyrus K. Porter & Son in the Richardson Romanesque style. The 23,000-square-foot structure is built of brick and brown sandstone. Its typical Romanesque features include its rough stone finishes, round window arches of contrasting materials, and the short stone columns that are still visible in the altered façade.

Cyrus Porter also designed Trinity Episcopal Church, the Cyclorama, the Robert Adam House at 448 Delaware, the Plymouth Methodist Church (now the Karpeles Museum), and many other significant buildings throughout Western New York. One of the most well-known and prolific architects of Buffalo's Victorian era, he practiced here for over 50 years.

In this case, Porter's clients were Robert and Charles Bosche, who inherited their carriage building firm from father John Bosche, who had founded it in 1837. The 918-920 Main site was



The city got state money to keep the front of the Summit Bosche building from collapsing while developers work to rebuild the interior.

needed for a showroom and offices; the carriages were built at 168-170 Ellicott Street.

At the turn of the century, when automobiles began to dominate their market, the Bosche brothers turned briefly to constructing automobile bodies for the Thomas Flyer company. Though Thomas Flyer had a brief moment of fame when its Buffalo-constructed car went around the world and won the Great Race of 1908, Thomas Flyer closed in 1912, and Bosche followed in 1914. After this, the building was occupied by a series of businesses (many auto-related), including Overland-Buffalo, Harvey Top and Body, Powsner-Collision, Ceco Awnings, and many others.

Most Allentown residents think of the Bosche as the Summit building, as that is the name currently emblazoned on its façade (which has been slightly altered since the Bosche days). Summit Distributors, one of the largest sellers

of electronic equipment in the U.S., occupied 918-920 Main from at least 1958 until 1996, when the company was liquidated.

The building has been empty since then, and reverted to city of Buffalo ownership when the final owner neglected to pay taxes on it. In 2004, attempts were made to get the building demolished so that it could be used as parking space for a nearby business. During this period of vacancy, the roof deteriorated to the extent that the interior of the structure was basically open to the elements.

With its viability thus compromised, the Bosche suffered a further blow when a private developer – who purchased the building and adjacent 916 in 2004 – died unexpectedly in 2006. By this time, the roof, interior floors, and interior walls had almost completely collapsed. Saving the façade was and is the only option left for

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Calendar of Winter Events

Allendale Theater, 203 Allen St. Theatre of Youth presents “The Best Christmas Pageant Ever” by Barbara Robinson, Dec. 7, 7 p.m.; Dec. 8 and 15, 2 and 5:30 p.m.; Dec. 9 and 16, 2 p.m., recommended for all ages. “James and the Giant Peach” by Richard R. George, adapted from the book by Roald Dahl, Jan. 25, 7 p.m., Jan 26 and 27, and Feb. 2, 3, 9 and 10, 2 p.m., recommended for ages 6 and up. For information and tickets, call 884-4400, see www.theatreofyouth.org.

Allentown Association, 14 Allen St. Board of Directors meeting, Dec. 11, Jan. 8, Feb. 12, Nov. 13, 7 p.m. For information call 881-1024 or see www.allentown.org.

Art Dialogue Gallery, 1 Linwood Ave., Tuesday to Friday, 11 a.m. to 5 p.m., Saturday, 11 a.m. to 3 p.m. 18th annual Artful Gifts, through Dec. 28. Puppet show by Michele Costa’s Theater Figuren, noon, Dec. 15, reservations required. Non-juried members’ exhibition, Jan. 5 to Feb. 1. Juried members’ exhibition, traditional works, Feb. 8 to March 15. For information call 885-2251 or see wnyag.com.

Betty’s restaurant, 370 Virginia St. at College St. Photographs by Ann Peterson, owner of Mundo Images, 500 Franklin St., through Jan. 20.

Buffalo Big Print gallery, 78 Allen St. Monday through Friday, 9:30 a.m. to 5 p.m. Paintings and mixed media by Adele Cohen, December. For information call 884-1777.

College Street Gallery, 244 Allen St., Wednesday to Friday, 5 to 8 p.m. Saturday by appointment. Works by 20 artists in co-op. Dec. 21, 7 to 10 p.m., Christmas party. For information call 868-8183.

El Museo, 91 Allen St. For information call 578-3782.

First Friday Gallery Tours, Allentown galleries will have extended evening hours, some with new exhibits and receptions, Dec. 7, Jan. 4, Feb. 1, See www.firstfridaysallentown.org.

Indigo gallery, 74 Allen St., Tuesday to Friday, noon to 5, Saturday, noon to 3. “Far From the Madding Crowd,” artisan exhibition and sale, through Dec. 26. Closed January, reopening Feb. 1 with new works by Anne Muntges. For information, call 984-9572.

Karpeles Manuscript Library Museum, 220 North St. 11 a.m. to 4 p.m. daily except Mondays, “The First Long Distance Telephone Number,” development of long-distance telephone, through December. For information call 885-1986.

Kleinhans Community Association, holiday party, Dec. 11, 6 p.m., D’Youville College Center, room 201, 393 Porter Ave. see kleienhansca.org.

Kleinhans Music Hall, Buffalo Philharmonic Orchestra, classics series: “Romantic Treasures,” Mendelssohn, Haydn, Schubert, Borodin, Dec. 1, 8 p.m., Dec. 2, 2:30 p.m.; “A Classical Christmas,” Dec. 7, 10:30 a.m., Dec. 8, 8 p.m., Cheers to Mozart!, Jan. 19, 8 p.m., Jan. 20, 2:30 p.m., “Pictures at an Exhibition,” Copland, Mathieu, Mussorgsky/Ravel, Feb. 1, 10:30 a.m., Feb. 2, 8 p.m., “Hungarian Spirit,” Kodaly, Goldmark, Bartok, Liszt, Feb. 23, 8 p.m., Feb. 24, 2:30 p.m. Family series: “Holiday Pops Coffee Concert,” Dec. 14, 10:30 a.m., “Holiday Pops with Ronan Tynan”, Dec. 14 and 15, 8 p.m., Dec. 16, 2:30 p.m., “Evening of Motown Classics with Spectrum,” Jan. 26, 8 p.m. “Wicked Divas,” Feb. 9, 8 p.m. “Natalie Merchant,” Feb. 16, 8 p.m. Family Series, “A Jolly Holiday,” Dec. 9, 2:30 p.m., “Madcap Puppets, The Firebird,” Feb. 17, 2:30 p.m. “Side-by-Side with the Greater Buffalo Youth Orchestra,” Feb. 27, 7:30 p.m. For tickets, call 885-5000 or see bpo.org.

Quaker Bonnet Eatery, 175 Allen St. Paintings by Cheryl Wnuk Klink, December and January. Paintings by Ann Moot, February.

Nina Freudenheim Gallery, Hotel Lenox, 140 North St. Tuesday through Friday 10 to 5, Saturday by appointment. Group exhibition, December; work by Kyle Butler, January; work by Kathryn Sehr, February. For information call 882-5777.

Rust Belt Books, 202 Allen St. Tangential poetry readings, 7 p.m., Dec. 27. For information call 885-9535.

Studio Hart, 65 Allen St. Tuesday through Saturday, 11 to 3. “Artists Interpret the Holidays,” Dec. 7 through Jan. 26. Feb. “Love for Sale,” Feb. 1 through 23. For information call 536-8337.

Theodore Roosevelt Inaugural Site (Wilcox Mansion), 641 Delaware Ave. Hours, Monday to Saturday, 10 a.m. to 5 p.m.; Sunday, noon to 5 p.m. Victorian Christmas, Dec. 1 through 8. For further information, call 884-0095 or see www.trsite.org.



TR Site recovers space lost in '60s to bank building

There's a new look to the Theodore Roosevelt Inaugural Historic Site at 641 Delaware Ave.

The site added 6,500 square feet of space to its south, which increases green space, provides a driveway from Delaware Avenue, doubles its Franklin Street parking spaces – thus restoring the former Ansley Wilcox property to its 1901 size.

In the 1960s, a bank was built on the now-recovered portion of the Wilcox property, just feet from the most historically significant room in the Wilcox mansion, where Roosevelt took the oath of office following the assassination of President William McKinley during the Pan American Exposition. After closing the branch in March 2011, Bank of America donated the structure to the Theodore Roosevelt Site Foundation.

This summer, the foundation demolished the glass-and-concrete former bank and began the process of restoring the landscape to much as Theodore Roosevelt would have seen it in 1901.

From the new entrance on Delaware, drivers can access a Bank of America ATM or the TR Site's parking lot. In either case, exiting is onto Franklin Street.



Now you can enter the TR Site from Delaware Avenue.

Molly Quackenbush, the site's executive director, said landscaping would be completed in the spring, along with some signage and possible lighting improvements.

She said the total cost of the project was about \$800,000. About 90 percent of that has already been raised, but the fundraising continues. Call the TR Site at 884-0095 to make a donation.

Developer hopes to attract BNMC workers to market-rate apartments

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preservationists and developers.

Greenleaf, headquartered at 1131 Delaware Ave., is working with architecture and planning firm Carmina Wood Morris, the same firm hired by developer Rocco Termini to plan restoration of the Lafayette Hotel.

“The stabilization was a very difficult project from all perspectives, e.g.,

funding, grant management, construction, and property transfer,” said Brendan Mehaffy, director of strategic planning for the city. “We are very happy to see the stabilization work underway.”

Greenleaf manager James Swiezy says his company is “very excited about the project. We hope to provide market-rate apartments for Buffalo

Niagara Medical Campus employees.”

A mix of conventional financing and state and federal tax credits will be used to fund the work.

Elizabeth Licata is editor of Buffalo Spree and an ex-officio member of the Allentown Association board.

A version of this story appeared in the September 2012 issue of Buffalo Spree.

The Allentown Neighbor

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Andrew Eisenhardt



Association has a long history of tackling difficult problems

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a neighborhood gem, the Theodore Roosevelt Inaugural Historic Site.

How it saved the Coit House, 414 Virginia St., Buffalo's oldest house, occupying it as Association offices while pursuing grants and donated services and materials to fix the roof and gutters, keep the front wall from collapsing, and eventually selling it to an owner with the assets to restore it.

How it prevented demolition of the Granite Works, five adjacent historic buildings on the northwest corner of Main Street at Virginia that the city insisted a decade ago had to be demolished on an emergency basis. The Association hired a construction engineer, snuck him onto the site to examine its structural integrity, and successfully sued the city to save what is now a complex of upscale apartments that rent up to \$2,000 a month.

How the Association tackled problem after problem over the years. In the 1970s, fighting blight by buying and restoring properties. In the 1980s, emptying its treasury to acquire the former porn palace Allendale Theater, stabilizing the structure, and then donating it to the city for eventual transformation as the home of Theatre of Youth. In the 1990s, fighting prostitution and crime by sponsoring an alternative-sentencing program for johns and donating space in its former offices at 224 Allen for a police substation. It also worked to counter the overabundance of social service agencies that brought so many troubled clients onto Allentown streets.

Initiated preservation district

And of course, in the 1970s, it funded and undertook the extensive research on every property in the neighborhood to become Buffalo's first residential local historic district, and later to get Allentown designated as a

National Historic District, which in recent years confers tax advantages for both homeowners and commercial property owners who improve their properties.

Along the way, the Association has sponsored many activities – from Octoberfest parties, street clean-ups, tree plantings and neighborhood-wide garage sales to formal Blizzard Balls that commemorated the infamous Blizzard of '77, the Secrets of Allentown tour of homes that show off the neighborhood, and the Allen West Festival that runs adjacent to the Allentown Art Festival.

An impressive past, especially for an organization that mostly operates on volunteer enthusiasm and a shoestring budget. But what about the future?

This is the Allentown Association's mission statement:

"The only purpose of the Allentown Association is to serve its community. It does that 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."

Now that there's no threat to the neighborhood's existence, a low crime rate, many fewer distressed homes and buildings thanks to income tax incentives for property improvement, now that property values are high and rising and there's increasing appreciation for historic preservation – even in City Hall – and now that the growing Buffalo Medical Campus and upcoming UB Medical School across Allen Street augur well for continued economic uplift for Allentown, how should the Association fulfill that mission statement?

Hertrick flashed a PowerPoint panel on Seneca tribal lore that says leaders should make decisions with seven

future generations in mind. That means lengthy vision. For us, it means eschewing quick fixes, demanding real progress from City Hall and other public entities on neighborhood development, and reinvigorating the membership for an optimistic future.

Is the Association appreciated?

Directors have a sense that Allentown residents and business owners don't realize how important the Association is and has been to the neighborhood's well being. Is the Association – having solved so many problems, having facilitated so much neighborhood progress over the decades – now viewed by today's Allentowners as irrelevant, victimized by its own successes?

At its upcoming Dec. 11 meeting, the board will have three major agenda topics: Electing a new slate of officers, deciding how to celebrate the Association's 50th anniversary, and setting an agenda of programs and activities to fulfill the mission statement going forward.

There was general agreement at the retreat that the Association needs to do a much better job of explaining its activities to people of the neighborhood, that it needs to build membership and buttress its reputation, involve residents in initiatives and decision-making, and build coalitions that will further our mission to serve and improve the neighborhood.

The reimagining of Allen Street, which has about \$5 million set aside for it, will be the major initiative the Association will deal with over the next few years. It's one of those issues that needs to be envisioned with seven generations in mind.

Residents can expect to be asked for their input and suggestions on that project and many other issues going forward.



Secrets of Allentown homes tour draws 800

By JONATHAN WHITE

Secrets of Allentown, the insider's tour of Allentown homes, welcomed over 800 visitors on Saturday, Sept. 15, after a one-year hiatus.

The 2012 tour was the sixteenth edition of the popular annual event, a major fundraiser for the Allentown Association. The Secrets tour was not held last year due to the National Trust for Historic Preservation Conference that was held in Buffalo and featured many public tours of Allentown.

For its triumphant return, Secrets featured 10 locations for ticket holders to tour, including a starting point that marked a major coup for the Allentown Association. The venerable Twentieth Century Club served as the host location for ticket sales and the official starting point of the tour. In addition, members of the Club offered rare guided tours of their magnificent 1896 E.B. Green clubhouse. The women's club, known for its rich tradition of nurturing education and cultural interests among its members, is equally known for their cherished privacy.

Tour guests were led through the elegant rooms that feature grand staircases, large marble fireplaces, leaded glass skylights in the second-floor court, an oval coffered ceiling featuring a sculpted frieze encircling the ballroom, and original murals by Buffalo artist and early club president Alice Russell Glenny.

Tour guests were treated to the gracious hospitality of



The Twentieth Century Club hosted the ticketing.

Club members as they led small groups on tours of the building relating the history of the building and the Club. Following this auspicious start, guests followed their guide books to the other homes on the tour, including two brick mansions on Franklin Street, a massive Queen Anne on St. John's Place, a recently updated Italianate on Park Street and a magnificent Second Empire mansion on Main Street that had been gutted and abandoned but recently underwent a stunning full restoration by ZeptoMetrix Corp., which uses the building for its headquarter offices.

Businesses new to the neighborhood include 3 restaurants

By PETE CARROLL

New businesses in Allentown include three new restaurants, a physical-training studio and a tax and financial consulting firm for small businesses.

Powerhouse Studios at 531 Virginia St. near Main Street was opened this summer by Dan Mitchell, who operates the Soap Box fitness studio downtown, but it lacked room for expansion. Powerhouse offers weight and fitness machines and classes in boxing, aikido, dance and pilates, with more classes to be added. Dan Mitchell was athletic director at the Buffalo Club for five years. Phone, 308-4256. Website: thepowerhousestudios.com.

Allen Street Consulting offers financial, administration and tax con-

sulting and payroll services to small businesses and non-profits. It was opened at 499 Franklin St. by Heidi Jones, a business consultant since 2003 and Terry Mickelson, a former Internal Revenue Service agent. Both are Allentown residents, and are certified Quick Books advisors.

Website: Allentstreet.net.

Email: heidi@allentstreet.net.

The new restaurants are:

Coco, 888 Main St., opened in May by Maura Crawford, already has attracted a growing clientele to its European-style bistro. Trout, mussels and pizza are specialties. In addition to the bar-lounge, lunch is served Monday through Friday from 11 a.m. to 3 p.m.; dinners, Tuesday through Saturday

from 5 to 11 p.m., with a bakery breakfast Monday through Friday from 8 to 11 a.m. Available for private parties Sunday. Affiliated with Le Metro in Williamsville. Website: cocobuffalo.com. Phone: 332-1885.

Gatun's Ethiopian Cuisine, 69 Allen St. near Franklin street, offers a large menu of authentic Ethiopian fare including meat and vegetable dishes served with Ethiopian flat bread, pita or rice, ranging from \$6.50 to \$13.50, as well as salads, platters and desserts. It was opened last summer by Iman Gatun, her three sisters and their mother, who immigrated in 2001 from the Harar region of Ethiopia. Open Monday through Thursday from 11 *Continued on Page 11*



What the city’s ‘Green Code’ is all about – and what it means to Allentown

By MARK McGOVERN

The Buffalo Green Code is the first update of Buffalo’s zoning ordinances since 1953. It’s intended to implement the *Queen City in the 21st Century: Buffalo’s Comprehensive Plan* adopted in 2006. This has occurred in two phases with ongoing public engagement via a series of citywide meetings and land use workshops beginning early in 2010.

The much-anticipated final phase of the Green Code, the *Unified Development Ordinance (UDO)* was released on Oct. 19 in draft form. It can be viewed at www.buffalogreencode.com.



The code is intended “to establish land use and zoning regulations that accommodate appropriate uses and forms, respond to

market demands, provide access to goods and services, and reflect a local sense of place.”

Form-based zoning is rapidly emerging as a regulatory tool nationwide as more people seek out the amenities only dense urban communities can provide. While the Allentown Association has long been concerned with the urban fabric of the neighborhood and acknowledgement of diverse socio-economic development, that’s not the case everywhere.

A form-based code places emphasis on the physical form of the built environment and the creation of place. Whereas conventional zoning regulations focused on separating land uses, form-based coding focuses on the form of the built environment and how it relates to access, adjacent uses and the interaction of streetscape.

The Comprehensive Plan is the master plan for development in the city; the Green Code translates this strategy into implementation via a Land Use Plan (outlining the physical development of the City) and the Unified Development Ordinance is the rule book.

So, what does this mean for Allentown?

Allentown has been identified in the Land Use Plan as an N-2 Urban Center Neighborhood. Under this designation are a series of zones including: N-2P Mixed Use, N-2O Open, N2R Residential, and D-OG Civic and Park Space. Outlined in the UDO is a series of uses based on



The N-2P Zone will address mixed-use centers in Buffalo’s oldest neighborhoods, such as Allentown, Black Rock, and Elmwood Village, city planners say.

the above designations: permitted, conditional or conditional on corner lots only.

As written now, the draft prohibits parking structures in N-2 neighborhoods. For many years the Allentown Association has been hearing from members that parking is an ongoing impediment to business development and logistics. Circling blocks looking for a parking spot can deter patrons from frequenting restaurants and shops.

In my opinion, the blanket regulation against parking structures may be too restrictive. With spin-off growth from the Buffalo Medical Campus likely for Allentown, additional parking may be desired. Think about a small-scale parking structure at the former Grace Manor site off of Symphony Circle, for example, or behind the Adult Learning Center, or behind Stuyvesant Plaza.

The regulations spelled out in the final UDO will impact the ability, form and direction of development in Allentown for the next two decades.

Over all, the Green Code’s emphasis on walkable, dense, context-sensitive neighborhoods are congruent to the ongoing efforts of the Allentown Association and the desire of Allentown residents to maintain, encourage and promote modes of development that contribute to the neighborhood’s special sense of place.

Input and comments are still being taken online at www.buffalogreencode.com.



Improvements turning Hudson Street into pedestrian, bicycle friendly corridor

By JONATHAN WHITE

Efforts are under way to turn long-neglected Hudson Street into a pedestrian-and-bicycle-friendly corridor connecting Allentown to the waterfront.

The entire length of the street has been resurfaced from Wadsworth Street down to the pedestrian bridge that connects the Lower West Side to LaSalle Park. That's the first step toward improving infrastructure, enhancing safety and creating better connections between Hudson and it's many cross streets.

The collaborative process brings together residents, property owners and community organizations including Buffalo Niagara Riverkeeper, Go Bike Buffalo, Groundwork Buffalo and Safe Routes to School.

Specific improvement goals include storm water planters along the tree line; new street lighting using the Allentown pole design, improved parking conditions, creative use of vacant lots for green infrastructure, marked bike and pedestrian routes, safe routes to school to promote biking and walking to Elmwood Village Charter School, traffic calming devices, and work to improve the safety and usability of the Hudson Street bridge over the I-190.

The various goals will be separated into task sets to allow for near-term completion of items that are feasible and long-term planning to complete larger endeavors.

On Sept. 11, residents of Hudson Street and several adjacent streets met at First Presbyterian Church to gather information about the project and to provide input. Each participant was asked to describe personal goals for improvement and everyone then took a walking tour to get a firsthand look at the current state of the street.



A second neighborhood walk was held Sept. 27. Comments from all participants are being compiled to incorporate into the vision for a more appealing and safe neighborhood.

Envisioned is ultimately a natural connection from the Buffalo Niagara Medical Campus through Allentown to the waterfront.

Besides the resurfacing, completed in mid-October, the City has removed or covered the graffiti that covered the pedestrian bridge, creating a more inviting passage-way.

On Oct. 13, neighbors trimmed trees from Wadsworth to Plymouth to remove low-hanging branches, which will allow street lights to better illuminate the sidewalks to improve safety. Additional trimming dates are planned for other blocks.

On Nov. 3, volunteers from the Allentown Association, Kleinhans Community Association and others planted eight new trees on Hudson as part of the larger ReTree WNY planting initiative.

Plans continue to evolve. Further input will be solicited from residents and institutions in the affected neighborhoods to solidify the final set of goals and determine which items to begin next.

Owner of Lenox Hotel takes over its restaurant

Continued from Page 9

a.m. to 9 p.m.; Friday and Saturday from 11 a.m. to 10 p.m.; Closed Sunday. Call 881-1832 for take-out.

Lenox Grill, in the Lenox Hotel at 140 North St., opened in October. Owner is Tony Trusso, owner of Lenox Hotel. The bar and dining room have a name recalling the long-time Lenox Inn dining spot in the same



Volunteers look over some of the trees to be planted on Nov. 3.

Volunteers plant 22 more trees

Allentown volunteers planted 22 more trees around the neighborhood on Nov. 3, bringing the total to more than 90 over five years.

About a dozen people took part.

Daniel Culross of St. John's Place coordinated the effort He appealed to residents and business owners to please keep the trees watered.

The trees this year were provided by Re-Tree WNY, the City of Buffalo and GO Bike Buffalo.

location, more recently the North restaurant. Manager Quinn O'Brien describes the cuisine as "upscale casual" with entrees from \$13 to \$20. The bar opens at 3 p.m. and meals are served from 4 to midnight Tuesday to Friday, noon to midnight Saturday, and noon to 8 p.m. Sunday. Phone: 884-1700. Website: lenoxgrill.com.



ALLENTOWN ASSOCIATION MEMBERSHIP APPLICATION

Please select a membership level:

- Benefactor \$1,000
- Patron \$500
- Contributing \$250
- Sustaining \$100
- Business \$50
- Family \$40
- Individual \$35
- Student/Senior \$20
- A generous gift \$_____

Name _____

Address _____

Phone _____

E-mail _____

If business, name of manager _____

Please make checks payable to: Allentown Association, Inc.

Mail to: Allentown Association, 14 Allen St., Buffalo NY 14202

OPTIONAL VOLUNTEER OPPORTUNITIES (Please check the committee of interest to you):

- | | | |
|--|---|---|
| <input type="checkbox"/> Allen West Festival | <input type="checkbox"/> Secrets of Allentown tour of homes | <input type="checkbox"/> Hot Dog Stand |
| <input type="checkbox"/> Beautification | <input type="checkbox"/> Crime Reduction | <input type="checkbox"/> Volunteer Office Staff |
| <input type="checkbox"/> Membership/PR | <input type="checkbox"/> Fundraising | <input type="checkbox"/> Board of Directors |

The purpose of the Allentown Association, Inc. is to serve its community. It does that 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.



THE ALLENTOWN ASSOCIATION, INC.
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Buffalo, New York 14202
Visit on the web: www.allentown.org

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