



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
May 6, 2025
6:30 PM**

CALL TO ORDER

6:30 PM Meeting called to order on May 6, 2025 at Council Chambers, 5583 Main St., Williamsville, NY.

Attendee Name	Organization	Title	Status	Arrived
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Present	
Jennifer D. Kensy	Town of Amherst	Member	Absent	
Mary Lou Mancuso	Town of Amherst	Member	Present	
Brian Swartz	Town of Amherst	Chairman	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
Jeffery Amplement	Town of Amherst	Member	Present	
Hallie Wright	Town of Amherst	Member	Absent	
James Quinn	Town of Amherst	Assistant Planner	Present	
Sebastine Odiata	Town of Amherst	Senior Deputy Attorney	Present	
Steven Bengart	Town of Amherst	Town Attorney	Present	
Amy Carrato	Town of Amherst	Community Development Assistant	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

PUBLIC HEARINGS

1. 4511-4521 MAIN STREET - LOCAL LANDMARK DESIGNATION

March 11, 2025

Mr. Swartz made a motion to open the public hearing. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

Mr. Swartz made note that the property owner, Thomas Lewin, could not attend and sent a letter requesting that the matter be adjourned. Mr. Swartz and Ms. Wright presented a summary of the proposed local landmark designation for 4511-4521 Main Street.

Chris Dongosky, 410 Mill Street, Lisa Drdul, 92 Chateau Terrace, and Jane Cox, 4584 Harlem Road, spoke in favor of keeping the public hearing open. Emily Jarnot, Preservation Buffalo Niagara, and Sam Smith, 60 Fruehauf, spoke in favor of the local landmark designation.

Mr. Swartz made a motion to adjourn the public hearing to April 8. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0. (*NOTE: adjournment date was later rescheduled to May 6*)

Mr. Swartz made a motion to adjourn the special meeting. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 7, Noes 0.

May 6, 2025

Ms. Waterman-Kulpa made a motion to open the public hearing. The motion was seconded by Ms. Mancuso and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

Mr. Swartz introduced the proposed designation.

Tom Lewin, 4519 Main Street LLC, spoke in opposition of the designation. He asked if the Town were to designate the building, that they only designate the front, but not the side and back.

Jane Cox, 4584 Harlem Road, spoke in favor of the designation and asked for the Town to work with the owners.

Mr. Swartz made a motion to close the public hearing. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 5, Noes 0, Absent 2 (Kensy, Wright).

RESULT:	NO ACTION
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ADJOURNMENT

The Historic Preservation Commission special meeting of May 6, 2025 was adjourned at 6:49pm.

4511-4521 Main Street



GoogleEarth

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- Public Hearing Resolution (page 8)
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- Architectural Drawing, 1931 (page 21)
- Building permits (page 22)
- Old photographs (page 23)

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COVER PAGE**Amherst Historic Preservation Commission
Application for Landmark Designation**

Pursuant to Chapter 121 of the Town of Amherst Code

Date Received: 2/13/2025**APPLICANT**

Name: Hallie Wright
 Company Name (if applicable): Town of Amherst Historic Preservation Commission
 Telephone Number: 716-430-0330
 Email Address: _____
 Street Address, City and Zip Code: _____

Property Owner (if different from applicant):

Name: 4519 Main Street LLC
 Company Name: _____
 Telephone Number: _____
 Email Address: _____
 Street Address, City and Zip Code: _____

A. PROPERTY IDENTIFICATION:

1. Address: 4511-4521 Main Street
2. SBL#: 80.05-6-1
3. Property/Building common or current name: _____
4. Property/Building's historic name, if known: _____
5. Present owner or address: _____
6. List names of all owners of record and their addresses. (Use a separate document if necessary): _____
7. Name of original architect(s): _____

B. DESCRIPTION OF CRITERIA FOR DESIGNATION FOR HISTORIC LANDMARK, SITE or DISTRICTS

Applicants must clearly and thoroughly identify the criteria which is the basis for designation of a historic landmark, site or district. Applications will not be considered by the Commission unless completed with all information deemed necessary by the Commission. Applicants must:

- Indicate the criteria which is the basis of this application with a check box below
- Provide a supporting written narrative explaining how this property meets EACH criteria indicated.
- Attach supporting documentation for each criteria.

Attachment: Packet - 4511-4521 Main Street (30132 : PH 4511-4521 Main Street)

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- Provide such additional documentation required by the Commission.

CRITERIA FOR DESIGNATION FOR HISTORIC LANDMARKS

The HPC may recommend designation of an individual property as an INDIVIDUAL LANDMARK if it

- X 1. Exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic, or social history of the Town.
2. Is identified with persons or events significant in local, state, or national history.
- X 3. Embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or is representative of the work of a designer, architect or builder;.
4. Represents an established and familiar visual feature of the community by virtue of its unique location or singular physical characteristic, represents an established and familiar visual feature of the community.
5. Has yielded or may be likely to yield information important in prehistory or history.

The HPC may recommend designation of a group of properties as a HISTORIC DISTRICT if they:

1. Contains properties which meet one or more of the criteria for designation as a landmark and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.
2. Constitutes a unique section of the Town by reason of possessing those qualities that would satisfy such criteria.

The HPC may recommend designation of an individual property as An INTERIOR HISTORIC LANDMARK if it/they:

1. It is customarily open or accessible to the public.
2. It is an interior into which the public is customarily invited.

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The HPC may recommend designation of a landscape feature or group of features as a SCENIC LANDMARK if they:

_____1. Recommendations for designation must be accompanied by such historical and architectural information as is required by the commission to make an informed recommendation concerning the application.

C. PROPERTY DESCRIPTION

1. Building	☐ clapboard	☒ stone	☐ stucco
material(s):	☐ shingles	☐ cobblestone	☐ board and batten
	☒ brick	☐ logs	☐ other: _____
2. Structural	☐ wood frame: heavy timber	☐ plank	
system:	☐ wood frame: light members	☒ metal (explain): _____	
(if known)	☐ masonry load-bearing walls	_____	
	☐ log	☐ other: _____	
3. Condition/ Integrity:	☐ excellent	☐ deteriorated	Check one:
	☐ good	☐ ruins	☐ unaltered
	☒ fair	☐ unexposed	☒ original site
		☒ altered	☐ moved
			date: _____

Attachment: Packet - 4511-4521 Main Street (30132 : PH 4511-4521 Main Street)

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List major alterations and dates (if known): __Storefront alterations (date unknown)_____

Source of this information: __Bradburn, Jamie. "The Loblaw Groceterias Building." Jamie Bradburn's Tales of Toronto.

4. Threats to ☐ none known ☐ development ☐ deterioration

building: ☐ zoning ☐ roads ☐ fire

☒ other/comments: Deferred maintenance _____

5. Related ☐ barn ☐ carriage house ☐ shop ☐ well

outbuildings ☐ garage ☐ greenhouse ☐ gardens ☐ other

and property: ☐ shed ☐ privy ☐ stables _____

—

Landscape feature: _____

Other: _____

☐ open land ☐ densely build-up ☐ residential

Attachment: Packet - 4511-4521 Main Street (30132 : PH 4511-4521 Main Street)

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6. Surroundings:

(check all that apply)

☐ Open Land
☐ woodland
☐ Scattered
 buildings

☐ Densely built-up
☒ commercial
☐ Industrial
☒ Residential

☐ Other
 : _____

Interrelationship of building and surroundings

4519 Main Street was constructed between a main road in the Town of Amherst. Between Harlem Road and Lincoln Road, it is surrounded by another commercial building and a gas station.

7. Other notable features of building and site (i.e. style, details, interior features if known): ☐ Brick, Art Deco, and "frozen fountain" detail.

8. Period of Significance: 1932



Signed at:
 2024-10-02 15:50:05

Signature of Applicant

Date

Hallie Wright
 Print Name

Two (2) copies of this form and all supporting documents must arrive by 4:00 pm (end of day) two weeks prior to the monthly Historic Preservation Commission meeting. Upon submission of the complete application, one complete PDF shall be emailed to the Town of Amherst. Email address shall be provided at the time of submission.

Attachment: Packet - 4511-4521 Main Street (30132 : PH 4511-4521 Main Street)

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DO NOT WRITE BELOW THIS LINE

The Town of Amherst Historic Preservation Commission action taken:

Motion_____

Chairpersons Signature_____

Date_____

Attachment: Packet - 4511-4521 Main Street (30132 : PH 4511-4521 Main Street)

CRITERIA NARRATIVES AND SUPPORTING DOCUMENTS MUST BE ATTACHED

TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION

Public Hearing for Proposed Local Landmark designation of 4511-4521 Main Street

WHEREAS, the Town of Amherst has many significant historic, architectural and cultural landmarks within its borders; and

WHEREAS, 4511-4521 Main Street meets Local Landmark Criterion 121-6 A(i): Exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic, or social history of the Town and Local Landmark Criterion 121-6 A(iii): Embodies the distinguishing characteristics of a type, period or method of construction or design style, or is a valuable example of the use of indigenous materials or craftsmanship; or is representative of the work of a designer, architect or builder; and

WHEREAS, built ca. 1932, this property is also associated with the history of suburban development in the Town of Amherst; and

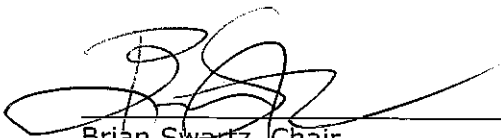
WHEREAS, the property is also identified in the 1998 Intensive Level Survey, 2011 Reconnaissance Survey, and the September 2017 Intensive Level Survey as a significant Amherst property; and

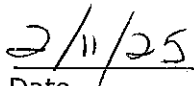
WHEREAS, an application for a proposed landmark designation of 4511-4521 Main Street was presented before the Historic Preservation Commission at the January 30, 2025 regular meeting; and

WHEREAS, the proposed designation is further described in the attached documents; now therefore be it

RESOLVED, Pursuant Amherst Code Section 121-6 of the duties of designation by the Historic Preservation Commission, the Commission will file a Notice of Proposed Designation with the Town Clerk for the purpose of holding a public hearing for the proposed designation of the property at 4467 Main Street, in Amherst New York as a local landmark under Local Landmark Criterion 121-6 A(i) and 121-6 A(iii).

The foregoing resolution was adopted by the Town of Amherst Historic Preservation Commission, January 30, 2025; moved by – Swartz; seconded by – Waterman-Kulpa; ayes 7, noes 0, absent 0 ().


Brian Swartz, Chair


Date

Attachment: Packet - 4511-4521 Main Street (30132 : PH 4511-4521 Main Street)

4511-4521 Main Street: A Historical Narrative

The building at 4511-4521 Main Street, ca 1932, is a two-story commercial building. Located within the Snyder neighborhood, in the Town of Amherst, the building is around two miles from the Village of Williamsville building and the Town of Amherst building on Main Street. The Snyder neighborhood consists of a mix of residential and commercial buildings. The building is located on the South side of Main Street, on a block boarded by Harlem Road and Lincoln Road.

4511-4521 Main Street is a fine example of the Art Deco style. This style was popularized in the 1920s. Art Deco is well known for its ornamentation on the façade and tends to include “zigzag patterns, geometrical curves, chevrons, and references to Egyptian motifs, including relief fluting and reeding.”¹ There are many examples of this style throughout Buffalo, especially with commercial buildings.

From when this building was first constructed, it has been home to Loblaw’s Grocery Store, Nu-Way Grocery, The Great Atlantic and Pacific Tea Company, and other various offices and storefronts.

¹ Updated Reconnaissance Level Survey of Historic Resources, Town of Amherst. Pg 39-40.

“The Art Deco on Main”, 4511-4521 Main Street, Amherst

The two-story “Stores & Art” asymmetrical building located at 4511-4521 Main Street in Amherst, NY retains most of the character defining features of the Art Deco style in which it was designed. Designed by Buffalo architects Edwin Bacon and William Lurkey for the Martin Development Corporation and built in 1932-1933, this Snyder located masonry building is one of a handful of Art Deco buildings in all of Amherst. The Bacon and Lurkey team designed several Art Deco style buildings in the Buffalo region, including area theaters. The Art Deco style emerged in the early 20th century, known for its streamlined forms, bold geometric patterns, and vibrant detailing. Although many Art Deco buildings after the Great Depression became Streamline Moderne, this structure embodies the essence of the early Art Deco movement through both its exterior design and intricate ornamental features.

The structure is a two-story, four irregularly spaced bay, commercial building of masonry construction with an intact Art Deco style second-story facade. The storefronts at the center and west end have been highly altered by the installation of new facing materials, windows and doors, while the storefront at the east end retains original/rehabilitated brickwork, fluted stone pilasters and storefront openings. Past construction permits show the newer brick and siding of the modified first-story storefronts were applied over the obscured historic material, including the bottom portion of the two-story fluted pilasters and bases. In the future, rehabilitation of the building should consider the removal of these 1960’s materials and to fill in the modified storefronts to match the east bay of the building’s knee-wall and storefront system.

The second-story facade is clad in cast stone panels and bears a total of eighteen one-over-one vinyl replacement windows with screens. Above the windows, flat panels have been installed over the ornate five- part vertical brickwork. The facade is framed and divided into bays by Art Deco fluted pilasters with flat Ionic volutes. The third bay from the east is a narrow vertical bay with a single-entry door at the first-floor and Art Deco fountain bas-relief panel over the second-story window that slightly peaks in a simple pediment above the rest of the building height. This offers a sense of grandeur to the building's main entryway. There are a total of five man-doors on the first level in the storefronts that still remain in the original locations. The other second-story windows in bays one, two and four, have low-relief Doric simple fluted pilaster with a horizontal stone base that extends the length of the building. The existing exposed brickwork above the east storefront is ornamental. Eleven running bond pattern bricks are capped with a dentil brick. Under the running bond bricks is a triple basket weave pattern. (The lowest horizontal brick is hidden by the top of the ribbed storefront molding.

The Period of Significance for the proposed Art Deco local landmark at 4511 – 4521 Main Street under Section 121-6, Criteria 3 for architectural significance, is 1932-1933 at the time of construction of the building. Although some of the key character defining featured are hidden, evidence supports the fluted pilasters and covering above the second-story windows are intact under the 1960’s applied materials.

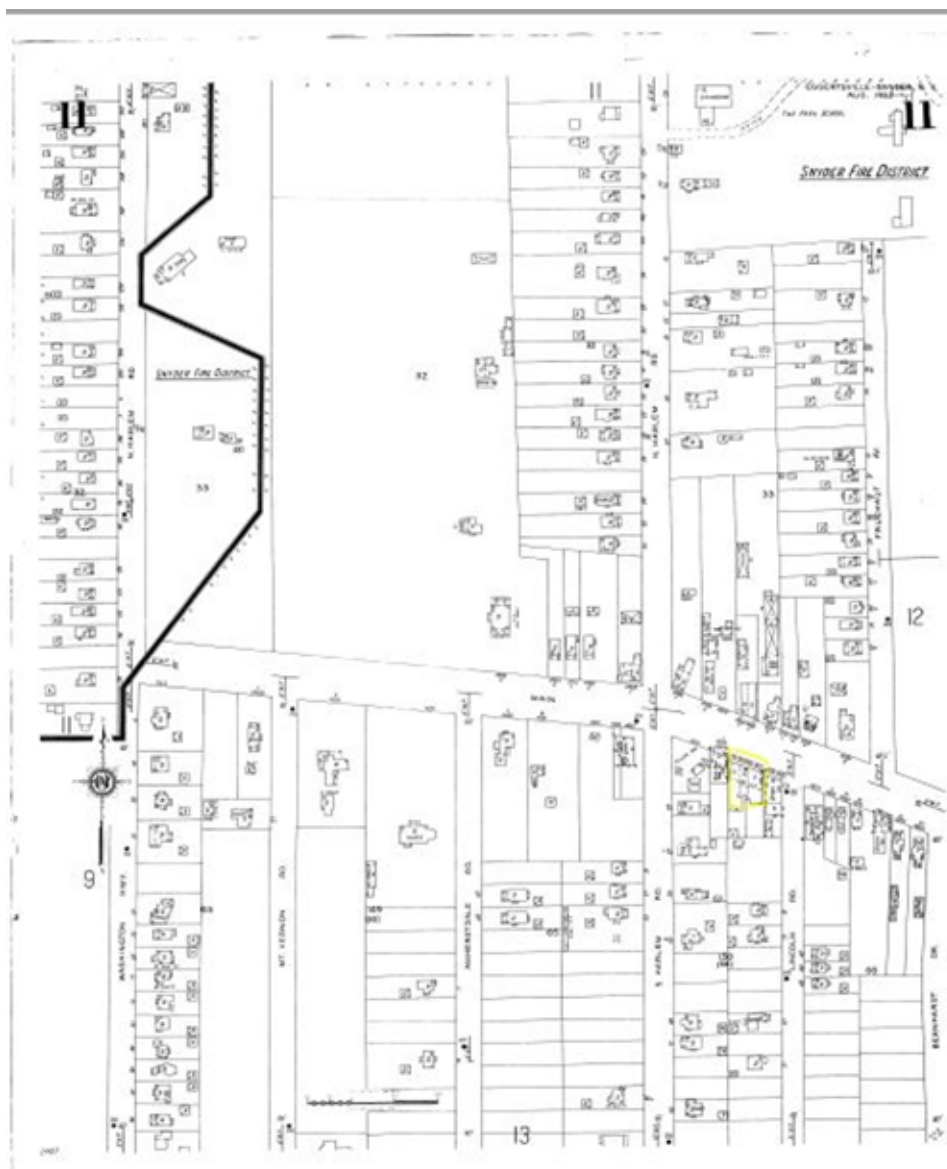


Figure 1. 1932 Sanborn Map

REAL ESTATE FOR SALE.

R. G. Bainbridge & Co., Inc.
Realtors & Builders

ARCHITECTURAL SERVICE
 LOANS AND INSURANCE

BUFFALO OFFICE
2315 Delaware Ave.
 WILLIAMSVILLE OFFICE
4515 Main Street

FOR SALE
 Farms 1/2 acre to 400 at prices worth
 investigating. Williamsville properties;
 choice locations.
BUFFALO RESIDENCE PROPERTIES
BUFFALO BUSINESS PROPERTIES

Cell Crescent 3800
Evenings, Crescent 6561

Figure 2. R. G. Bainbridge & CO., Inc,
 4515 Main Street, The Buffalo News,
 1925

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**UNITED SNYDER GROUP
 TO HOLD SPRING FROLIC**

Annual spring frolic of the United Snyder association will be held Tuesday evening, April 21, in Amherst Community church auditorium, according to plans announced Friday.

Mrs. Ada Jenzen, chairman, will be assisted by Mrs. Alice Grieser, Mrs. Thomas Trimmer, Mrs. William MacLean, Mrs. Edna Kideney, Mrs. John Markwart, Mrs. Florence Gesegnet, Mrs. Ruth Bedford, Mrs. Edward Helfter, Mrs. Franklin Schaefer, Mrs. Conrad Baumgartner, Mrs. George Voss, Philip Bernhardt, Fred Ludwig, Russel Bedford, Stephen Schroetter, John Markwart, William Kroll, Charles Floyd, Gene Naukam and Dorothy Jones.

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Figure 3. Franklin Schaefer (building
 owner) news article, The Buffalo
 News 1931

makes everyone a wonderful bread slicer-



Grandmother's SLICED BREAD 16 oz. loaf **6¢**

Milk	WITH PRICES EXPANDED	3 tall 19c
Lima Beans	3 No. 2 cans	25c
Pea Beans	4 lbs. 25c	
Baking Powder	1 lb. 25c	
Cake Flour	pkg. 29c	
Crisco	one lb. can 23c	
Apple Sauce	AAP No. 2 can 10c	
Pineapple	No. 1 14c	
Peanut Butter	1 lb. pail 19c	
Royal Treats	1 lb. 27c	
Salada Tea	1/2 lb. 18c	
Sparkle Gelatin	3 pgs. 19c	
H-O Oats	5c	
Pancake Flour	3 25c	

HOUSEHOLD SUPPLIES

Old Dutch	2 cans 15c
Babbitt's Lye	can 13c
Toilet Paper	6 rolls 25c
Hand Soap	can 10c
Camay	3 cakes 19c

Perfectly prepared with Tomato Sauce and Cheese... as tasty a food as can be made.

INCORE
Spaghetti 4 cans 25c

Here's a popular item at a very popular price.

CAMPBELL'S TOMATO SOUP 3 cans 20c

FANCY PRODUCE

Spinach	3 lb. pack 25c
Cauliflower	1 lb. head 19c
Strawberries	1 pint 18c
Cabbage	1 lb. 5c
Green Onions	4 bunches 15c
Bananas	5 pounds 25c

CHOICE MEATS

Quality is the paramount consideration with AAP meats... and the reason why more and more people are daily buying AAP meats.

FRESH HAMS	For Roasting—Whole or Sticking End	1 lb. 11c
VEAL CHOPS	Rib and Shoulder	lb. 19c
GROUND BEEF	Fresh Selected Beef	2 lbs. 25c
SKINNED HAMS	Ricory Smoked—Whole or Half	lb. 15c
BREAKFAST BACON	Whole or Half	lb. 15c
PORK SAUSAGE	Pure Links	2 lbs. 27c
CHUCK ROAST	Cut from Quality Beef	lb. 15c
RUMP or ROUND ROAST	Business	lb. 25c
FILLETS	PEARL WHITE	lb. 25c

OCTAGON SOAP 6 bars 27c

SUNSWEEP PRUNES 2 lb. boxes 29c

THE GREAT ATLANTIC & PACIFIC TEA COMPANY

Figure 5. Loblaw's Grand Opening, 4511 Main Street, The Buffalo Times, 1932

Figure 4. Atlantic & Pacific Tea Company, 4517 Main Street, The Buffalo News, 1932

New England Paper are Estimated at 10¢

Women's Club Calendar

Over-Anxiety To Win Tricks Often Costly

Adam, Meldrum & Anderson Co.

END-OF-MONTH CLEARANCE NEWS

SILKS—End-of-Month Priced

Women's \$1.50 Fabric Gloves

Clearance of Dresses

TOILETRIES

Glassware

Clearance of Winter Coats

DETROIT JEWEL GAS RANGES

Boys' Golf Socks

VARNISH

HEAVY SEAMLESS VELVET RUGS

ENAMEL

LOBLAW'S JACK & JILL

Instantly Prepared GELATIN

ASTOR RICE

COFFEE

PEA BEANS

POPCORN

TEA TIME

HERSHEY'S COCOA

LUX TOILET SOAP

Grand Opening New Groceries at 4511 Main Street, SNYDER, N. Y., Friday, January 29th

LOBLAW'S

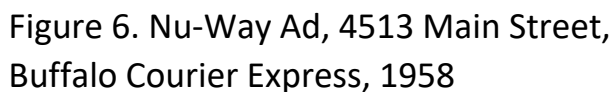




Figure 8. Snyder Food Shop, 4519 Main Street, Buffalo Jewish Review, 1960

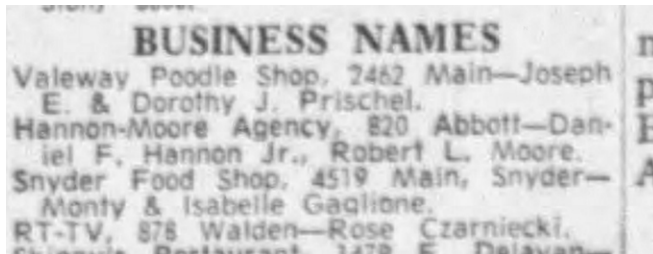


Figure 9. The Snyder Food Shop, 4519 Main Street, The Buffalo News, 1960



Figure 10. Current 4511-4521 Building Footprint Map. Hallie Wright



Figure 11. Rear Building, Facing South, Hallie Wright



Figure 12. Rear Building, Facing Northwest, Hallie Wright



Figure 13. Primary (northeast) Façade,
Hallie Wright



Figure 14. Primary (north) Art Deco
Detail, Hallie Wright



Figure 15. Primary (north) Art Deco Detail, Hallie Wright



Figure 16. Primary (north), Art Deco Detail, Hallie Wright



Figure 17. Primary (north) Façade, Hallie Wright



Figure 18. Primary (north) Façade, Frozen Fountain Detail, Hallie Wright



Figure 19. Northwest Elevation, Hallie Wright



Figure 20. West Elevation, Hallie Wright

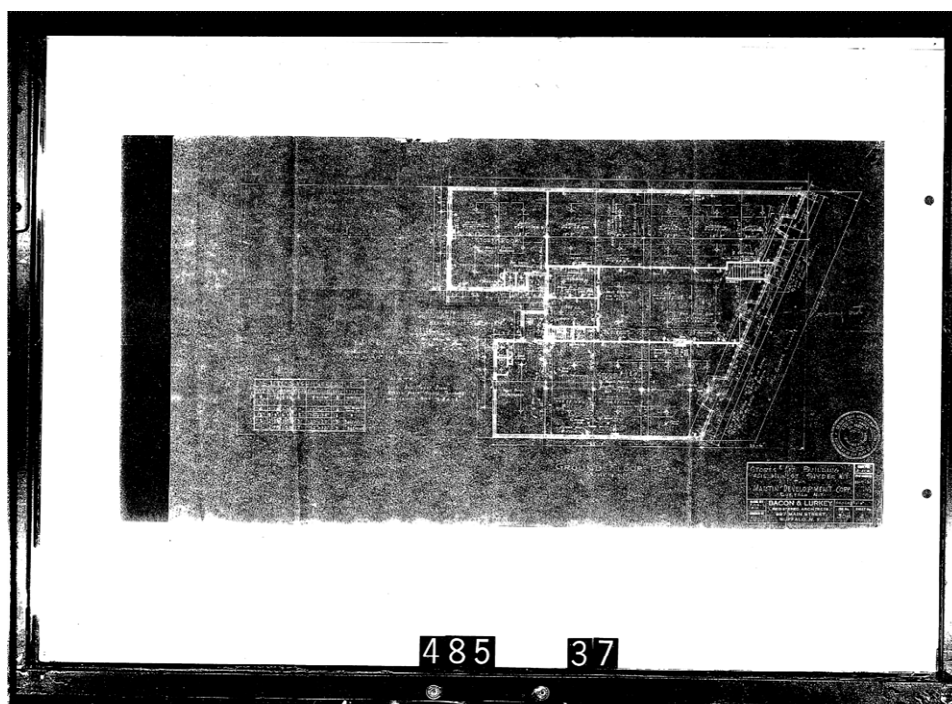
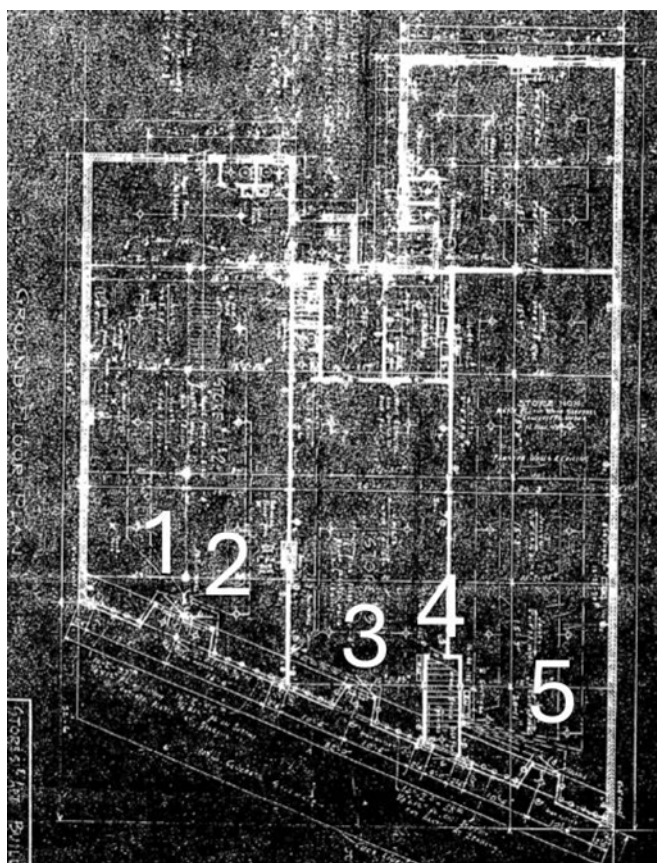


Figure 21. Architectural Drawing, Bacon Larkey Architects, 1931, TOA



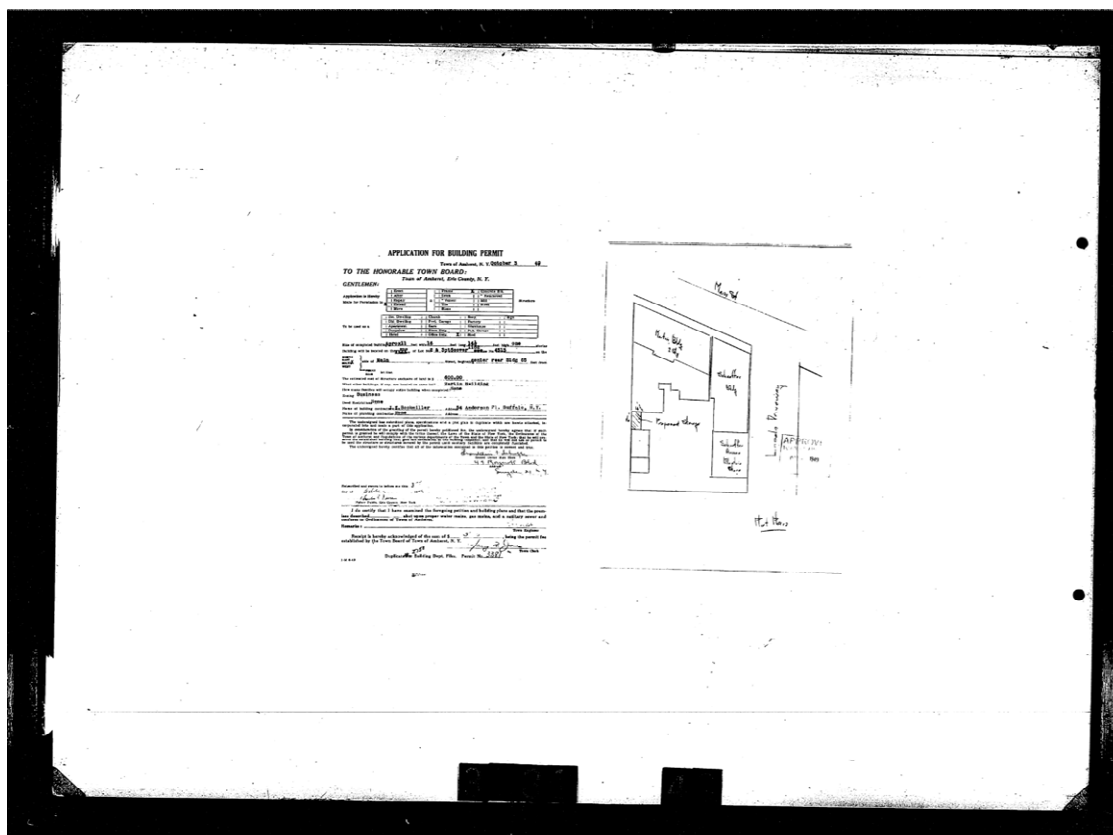


Figure 22. Building permits, The Martin and Schaefer Buildings 1949, TOA

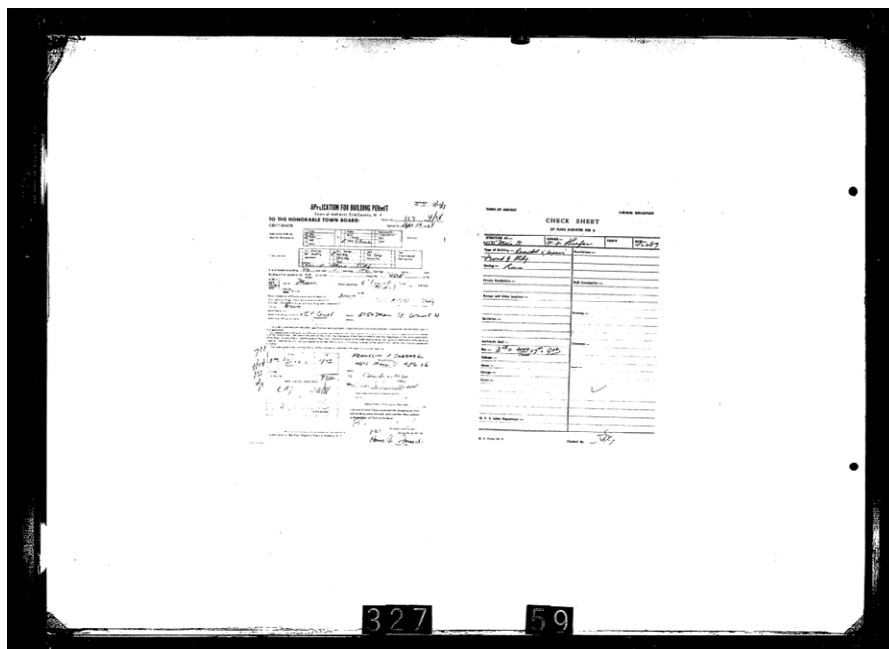


Figure 23.
Building Permit,
4515 Main Street,
TOA



Figure 24.
4511-4521
Main Street
(Early 1940s)



Figure 25. 4511-4521 Main Street
From the Town of Amherst website, year unknown

4519 Main Street LLC
4519 Main Street
Buffalo, New York 14226
716-839-4210 FAX 716-839-4228

Thursday, March 6, 2025

To the Town of Amherst Historic Preservation Commission and Town of Amherst Planning Department,

Re: 4511-4521 Main St. proposed historic landmark determination.

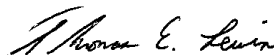
My brother Michael and I are the sole members of 4519 Main Street LLC, the owner of the above referenced property. Unfortunately we are not available to attend the public hearing on March 11, 2025. We request that this letter be read at the meeting and entered into the official records regarding this issue.

We vehemently oppose of this action. The granting of this status gives control of the exterior of the building that we own, to a governmental agency that has no ownership of the property. We understand the concept of trying to retain the character of the neighborhood, but the outright taking control of the exterior by this commission seems un-American to me. Additionally the commission did this behind closed doors without even having the courtesy of notifying us of their plotting or inviting us into a dialog regarding this proposed historic landmark determination is a very hostile way to work with an owner.

Based on their submission for this status, it appears that the commission is interested in preserving SOLELY the elements on the front façade of the building. They discuss the Art Deco style, including the “zig zag patterns, geometric curves, chevrons and references to Egyptian motifs, including relief fluting and readings” All of this is solely on the front façade. There is NOTHING architecturally significant on the brick only east side wall and certainly nothing significant at the rear wall. All of which are shown in the photos attached to their submission. Therefore there should be no reason for these areas to be encumbered by the landmark status. If we want to paint a concrete block wall at the rear of the property a different color, or change light fixtures, should we really have to apply to the commission for their approval? We think NOT.

Based on my conversations with a knowledgeable attorney as well as an architect, we believe this is already a done deal and our resistance is futile, but we do ask that you be reasonable and at least restrict the designation to the front façade. I did discuss this concept with Mr. Quinn and he informed me that this commission has not done that in the past, but he is aware of others that have implemented that type of limited designation. Yes you would have to go back and discuss this as well as work out a plan for ours and possible future designations, but wouldn't that be a more fair and equitable designation?

To reiterate, we oppose the landmark designation, but if it is approved we request that it be limited to the front façade only. We all have enough governmental regulations in our lives. Please do the right thing and at least amend your designation or cancel it altogether.



Thomas E. Lewin;
 Member 4519 Main Street LLC
 Cell: 716-861-3700
 Tomlewin2020@gmail.com

Attachment: Owners Letter to HPC - 4511-4521 Main (30132 : PH 4511-4521 Main Street)