



**AGENDA**  
**VILLAGE OF WILLIAMSVILLE**  
**HISTORIC PRESERVATION COMMISSION MEETING**  
**May 27, 2026**  
**7:00 PM**

The plans and documents that are available below for each Historic Preservation Commission agenda item were submitted by the project applicant and are intended to provide general information about the proposal.

Complete sets of submitted documents and materials that provide more detailed information about the projects are available in the Village Building Department, which is located at 5565 Main Street, Williamsville, NY 14221. Hours are 8 am to 3 pm, Monday through Friday. If you have any questions, please contact the Village Building Department at (716) 632-7747.

Revised plans are submitted on an ongoing basis throughout the review process to address comments on the project. Every effort will be made to post the most recent version of the plans and application materials in a timely manner.

**ROLL CALL**

Members	Bannon	DeLaney	Herman	Waterman-Kulpa	Hannotte	Fenster	Walker
<b>Present</b>							
<b>Absent</b>							

Village/ Town	Meyer (Village Board Liaison)	Grieco (Village Attorney)	Quinn (Amherst Planning)	Obstarczyk (Community Development)	Canell (Village Account Clerk)
<b>Present</b>					
<b>Absent</b>					

**MINUTES APPROVAL**

April 28, 2026, Meeting

**PULIC HEARING**

NONE

**OLD BUSINESS**

**13 S. Cayuga – Historic Designation**

**Meeting House – Pew Removals & Paint Colors CoA**

**56 Sweet Jenny’s – Fence Resolution CoA**

**NEW BUSINESS**

**61 Stanton – House Demolition**

**5409 Main Street D’Avolio – Outdoor Cooler CoA**

**ADJOURNMENT**

**LOCAL LANDMARK DESIGNATION APPLICATION FORM**

**VILLAGE OF WILLIAMSVILLE, NEW YORK**

Prepared by: Kate Waterman-Kulpa, Vice Chair & Susan Fenster, Chair

Date: 1/27/26 (amended 3/17/26) (amended 5/26/26)

Telephone: 716-632-4120

Your address: 5565 Main Street, Williamsville, NY 14221

Organization (if any): Village of Williamsville Historic Preservation Commission

**A. PROPERTY IDENTIFICATION**

1. Building's Address: 13 S Cayuga Road, Williamsville NY 14221 SBL #: 80.03-3-12
2. Building's Current Name: Fogel Insurance
3. All of Building's historic/common names, if known: New York Telephone Company Williamsville Central Office, WINE (1958), WYSL (1961), and WUFO (1961, taking over WYSL call letters) radio studios
4. Present owner & address: Daniel Fogel/ Arline Fogel, 13 S Cayuga Road, Williamsville, NY 14221  
(List all owners of record \_\_\_\_\_  
and their addresses - \_\_\_\_\_  
use additional sheet, if \_\_\_\_\_  
necessary) \_\_\_\_\_

**B. PROPERTY CLASSIFICATION**

Category:	Ownership:	Use of Property:	Please note "H" for historic use, "C" for current use:
<input checked="" type="checkbox"/> building	<input checked="" type="checkbox"/> private	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input type="checkbox"/> public	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> district		<input type="checkbox"/> educational	<input type="checkbox"/> private residence
	Accessibility:	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
Status:	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> exterior visible	<input type="checkbox"/> military	<input type="checkbox"/> other: _____
<input type="checkbox"/> work in Progress	from public road		
	<input type="checkbox"/> interior accessible		

**C. PROPERTY DESCRIPTION**

5. Building material(s)  clapboard  stone  stucco  
 shingles  cobblestone  board & batten  
 brick  logs  other: CMU

6. Structural  wood frame: heavy timber  plank  
 System:  wood frame: light members  metal (explain \_\_\_\_\_)  
 (if known)  masonry load-bearing walls \_\_\_\_\_  
 log  other: \_\_\_\_\_

7. Condition/ Integrity  excellent  deteriorated  ruins  unexposed  
 good  fair  
 Check one:  unaltered  altered  
 Check one:  original site  moved  
 date: \_\_\_\_\_

List major alterations and dates (if known): 2<sup>nd</sup> floor window replacement in 2011, three-part metal to 8/8 vinyl

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8. Threats to Building:  none known  development  deterioration  
 zoning  roads  fire  
 other/comments: \_\_\_\_\_

9. Related outbuildings and property  barn  carriage house  shop  well  
 garage  greenhouse  gardens  other  
 shed  privy  stables  
 hitching post  stone wall  carriage step

Landscape features: Stone planter parallel to South Cayuga at the "A" bays – See Figure 1.  
 Other: \_\_\_\_\_

10. Surroundings: (check all that apply)  open land  densely built-up  residential  
 woodland  commercial  other: (specify) \_\_\_\_\_  
 scattered buildings  industrial \_\_\_\_\_

11. Interrelationship of building and surroundings: Located along South Cayuga Road near the corner of Main Street. Adjacent to two local landmarks (5529 Main St & 5541 Main St) Situated on/near the property line with a narrow masonry planter, concrete sidewalk, tree lawn, and concrete curb separating the building from the street. There are driveways/alleyways directly to the north and to the south of the building. There is a masonry patio with four masonry piers directly to the west. The patio has utility poles in it and there is HVAC equipment as well. Beyond the patio to the west is a parking lot. The other buildings along the west side of South Cayuga in the vicinity have their predominate façade along the street. There are many curb cuts for driveways. Across the street on the east side of South Cayuga, there are several parking lots and one of the local landmarks (5541 South Cayuga.)

12. Other notable features of building and site (i.e., style, detail, interior features if known):

Constructed c.1953, this 2-story building is an example of a modern rectangular red brick box commercial building with colonial revival characteristics, a design style that became popular in the Village of Williamsville at the beginning at the mid-century through the late 1960's. The exterior red brick was laid with a common bond pattern and there is a soldier and a header course above the 1<sup>st</sup>-story windows. Brick was commonly used as an exterior material in institutional and professional buildings of the period for its durability, fire resistance, and low maintenance. This vernacular example exhibits a simple rectilinear form with a strong emphasis on horizontal massing. A light-colored segmented /precast masonry sill band separates the upper story from the lower. The first-story appears to be taller due to a continuous sill band located directly under the second-story windows, creating a horizontal line wrapping the front façade. The roof is flat, consistent with mid-century commercial design principles that favored efficiency and modern construction techniques over decorative expression. The rhythm of the front façade from left to right is "A-A-A-B." Fenestration is organized in a regular and balanced pattern, consisting of double-hung rectangular windows aligned both vertically and horizontally on the facade. The "B" portion of the façade is setback slightly from the "A" portions of the building. This orderly arrangement reinforces the building's symmetrical appearance and provides generous natural light to interior office spaces. Window proportions and placement are consistent with mid-century commercial standards, prioritizing interior function. The (7) second-story vinyl replacement windows with half screens have 8/8 panes with faux mullion divides. The (3) first-story windows have a 3 by 3 pane arrangement (9 pieces of individual glass) with thick frames, similar to other storefronts in the village built during this era. Under each first-floor window is a masonry sill that matches the horizontal sill band in texture and color. Under the projecting flat roofline, two vertically stacked wood cornice boards with a piece of molding at the top and a piece of molding at the middle where the two wood board join, adorns the top of the front façade and slightly wraps the side elevations. At the bottom of the front façade, a narrow strip of masonry foundation is visible. The wood surround (painted white) at the front entrance has classically influenced Colonial Revival detailing and decorative elements. The surround's symmetrical composition projects slightly from the brick façade, signals formality. The entry is defined by a front-gabled pediment broken by a centered finial or urn. The gable is finished with wide, molded rake boards and a plain cornice. Supporting the pediment are three fluted pilasters, also painted white, framing and dividing a pair of opposite swinging entry doors. The two separate wood doors (white), each fitted with 9-light glazing in the upper portion and an X-brace (crossbuck) pattern on the bottom. The doors have brass hardware/kick plates and an integrated mail slot. Above each door is a true divided light wood transom with 3 lights. Flanking the doors are black wall-mounted lantern-style light fixtures. Their traditional form complements the Colonial Revival vocabulary while providing a subtle contrast against the white trim and red brick. The other three exterior facades (brick- north and south elevations & CMU/brick – west/rear elevation) are void of the character defining features that identify with the style of the building. They have randomly located double hung and glass block windows, and utilitarian doors. The CMU on the west/rear facade has been painted a color resembling the red brick. The current signage on the north and east façade of the building for "Fogel Insurance" and "Est. 1919" is made of 1" plywood that has been scroll cut to form individual letters. The signage has a simple and modest Mid-Century Modern feel and has been applied to the building like artwork. The plywood material has been painted white and contrasts the red brick. The signage was installed in the 1980's when the Fogel Insurance Agency began to occupy the building. The signage on the front façade is located between the first-story windows and under the masonry horizontal sill banding.

**D. SIGNIFICANCE**

Period of Significance: c.1953 (construction), 1962-1968 (WUFO), 2011 (2<sup>nd</sup> floor Colonial style window replacement)

Areas of Significance – Check and justify below

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> prehistoric          | <input type="checkbox"/> archaeology               | <input type="checkbox"/> education                  |   |
| <input type="checkbox"/> 1400-1699            | <input type="checkbox"/> prehistoric               | <input type="checkbox"/> engineering                | <input type="checkbox"/> politics/<br>government  |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> archaeology               | <input type="checkbox"/> exploration/<br>settlement | <input type="checkbox"/> religion                 |
| <input type="checkbox"/> 1800-1849            | <input type="checkbox"/> historic                  | <input type="checkbox"/> industry                   | <input type="checkbox"/> science                  |
| <input type="checkbox"/> 1850-1899            | <input type="checkbox"/> agriculture               | <input type="checkbox"/> invention                  | <input type="checkbox"/> sculpture                |
| <input type="checkbox"/> 1900-1919            | <input checked="" type="checkbox"/> architecture   | <input type="checkbox"/> landscape                  | <input type="checkbox"/> social/<br>humanitarian  |
| <input type="checkbox"/> 1920-1949            | <input type="checkbox"/> art                       | <input type="checkbox"/> architecture               | <input type="checkbox"/> theater                  |
| <input checked="" type="checkbox"/> 1950-1976 | <input type="checkbox"/> economics                 | <input type="checkbox"/> law                        | <input type="checkbox"/> transportation           |
| <input type="checkbox"/> 1977-present         | <input checked="" type="checkbox"/> commerce       | <input type="checkbox"/> literature                 | <input type="checkbox"/> other (specify)<br>_____ |
|   | <input checked="" type="checkbox"/> communications | <input type="checkbox"/> military                   |   |
|   | <input type="checkbox"/> community planning        | <input type="checkbox"/> music                      |   |
|   | <input type="checkbox"/> conservation              |   |   |

13. Date of initial construction: c.1953; commissioned by Edward (Ted) Tuyn who owned local landmark Beach-Tuyn Funeral Home, 5541 Main Street  
 Architect, if known: \_\_\_\_\_  
 Builder, if known: \_\_\_\_\_

14. Historical and architectural importance: Referring to the criteria set forth in the Village Preservation Ordinance (§47-4), check those that apply and explain how the property meets those criteria. (Check all that apply):

**§ 47-11. Criteria and designation of landmarks or historic districts.**

The Commission shall delineate landmarks or historic districts and recommend them to the Village Board for designation, pursuant to the procedures and criteria provided herein.

A. Individual landmark: The Commission may recommend an individual property be designated as an individual landmark if it:

- (1) Exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic, or social history of the Village;
- (2) Is identified with persons or events significant in local, state, or national history;
- (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; and/or
- (5) Has yielded or may be likely to yield information important in prehistory or history.

- B. Historic district. The Commission may recommend a group of properties within the Village for designation as an historic district if a majority of properties therein:
- (1) Contain 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; and
  - (2) Constitute a unique section of the Village by reason of possessing those qualities that would satisfy such criteria.
- C. Interior landmark: The Commission may recommend the interior of a property as an interior landmark if such interior has special historical or aesthetic interest or value as part of the development, heritage or cultural characteristics of the Village, and:
- (1) It is customarily open or accessible to the public; or
  - (2) It is an interior into which the public is customarily invited.
- D. Scenic landmark: The Commission may recommend a landscape feature or group of features for designation as a scenic landmark. 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.
- E. Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for designation under this chapter. However, such properties will qualify if they are:
- (1) Integral parts of historic districts that meet the criteria for designation; or
  - (2) If they are properties of exceptional importance.

**§ 47-11.A . 1 Exemplifies or possesses special character, or historic or aesthetic interest of value as part of the political, economic, or social history of the Village;**

From 1958 through the Civil Rights era, this property served as a documented location for studio and/or operational activity connected to the 1080 AM broadcast facility (FCC Facility ID 60154), which operated successively under the call signs WINE, WYSL, and WUFO.<sup>1</sup> The building's significance rests on its role in post-war suburban media expansion and the emergence of Black-oriented radio in Buffalo beginning in 1962.<sup>2</sup>

Radio station WUFO began broadcasting from the Village of Williamsville in 1962, a development that paralleled the changing musical programming at the Glen Casino and the nearby Glen Barn/Family Inn, a 600-seat nightclub along Glen Avenue. Black performers appearing at the casino, including Sammy Davis Jr. and other touring acts, often crossed Main Street to the station's South Cayuga Road studios for live interviews with WUFO DJs. This connection intensified after 1966, when the casino was rebranded as the Inferno, a rock venue that featured "Soul Night" each Sunday and regularly brought nationally known rhythm-and-blues performers to Williamsville, many of whom also appeared on the station's broadcasts.

When WUFO first signed on the airwaves, they featured the first two full-time African-American disc jockeys, one being Buffalo radio and entertainment veteran Jimmy Lyons and the other Eddie O'Jay, who came to Buffalo as WUFO's program director and disc jockey. When WUFO first signed on, Courier-Express critic Jack Allen wrote, "O'Jay has arranged, along with Lyons, a schedule of daily broadcasts which at first listening seem conservative and in excellent taste, and which should gain wide appeal with its constructive service contributions to the community."

By 1968, the Glen Casino had been reinvented as the rock 'n' roll venue the Inferno, which had operated since 1966 and regularly hosted emerging soul and rhythm-and-blues performers during Sunday afternoon concerts. Established Black artists also appeared frequently as evening headliners. But after the Inferno was destroyed in September 1968 in what became the largest fire in Erie County history, WUFO abandoned its South Cayuga studio offices and relocated to LaSalle Avenue in Buffalo.

### **I. Verified Studio Relocation (1958)**

In 1958, the Federal Communications Commission approved a modification of license for WINE (1080 kc) authorizing relocation of its studio to "13 South Cayuga St., Amherst, N.Y."<sup>3</sup> This constitutes primary documentation that broadcast studio operations were located at this address.

### **II. Facility Continuity Through Call-Sign Changes**

Although call signs evolved from WINE to WYSL and ultimately to WUFO, the underlying 1080 AM facility remained continuous (Facility ID 60154).<sup>1</sup> This continuity establishes that the same federally licensed broadcast operation underlies the site's communications history.

### **III. WUFO and the Launch of Black-Oriented Programming (1962)**

WUFO began broadcasting on November 2, 1962 at 13 South Cayuga Road, introducing a rhythm and blues format crafted for Buffalo's African-American community.<sup>4 5</sup>

### **IV. Expanded DJ and Leadership Biographies (Formative Era)**

The cultural significance of WUFO is inseparable from the personalities who shaped its sound and community presence. Archival sources identify a roster of influential announcers and leaders associated with the station during its formative years.<sup>2</sup>

**Eddie O'Jay:** Documented as the first announcer heard on WUFO at the station's November 2, 1962 launch, O'Jay represents the moment WUFO established its Black-oriented identity.<sup>2</sup> His role marked a turning point in Buffalo radio, positioning the station as a cultural voice for rhythm and blues and community programming.

**Frankie 'Hollywood' Crocker:** Listed among WUFO's early announcers, Crocker later became one of the most influential figures in urban radio programming nationally.<sup>2</sup> His early association with WUFO places the station within the developmental lineage of modern urban contemporary radio.

**Gary Byrd:** Also identified among WUFO's announcers, Byrd later achieved national prominence as a radio personality, writer, and cultural commentator.<sup>2</sup> His roots at WUFO demonstrate the station's role in nurturing influential Black broadcasters.

**Jerry (Gerry) Bledsoe:** Recognized in regional broadcast history as a WUFO announcer, Bledsoe contributed to the station's distinctive sound and community presence during the 1960s.<sup>2</sup>

“Sunny” Jim Kelsey: Listed among WUFO’s on-air personalities, Kelsey represents the broader roster of local voices who shaped the station’s daily programming and audience engagement.<sup>2</sup>

#### **V. Cultural Themes and Community Impact**

1. Cultural Transmission Hub: The building functioned as a site where rhythm and blues, soul, gospel, and public affairs programming were created and transmitted to Buffalo audiences.

2. Talent Development: WUFO served as a training and launching point for broadcasters who later achieved national prominence.<sup>2</sup>

3. Community Representation: During the Civil Rights era, WUFO amplified African-American voices in a media landscape where representation was limited. Because mid-century suburban broadcast studios are rarely preserved, designation would recognize an under-represented form of cultural infrastructure: the neighborhood radio studio as community institution.

#### **§ 47-11.A . 1 Footnotes**

1. Federal Communications Commission, 'History Cards' for Facility ID 60154 (AM), accessed via RecNet, <https://cdbs.recnet.com/corres/?doc=68157>.

2. Buffalo Broadcasters Association, 'WUFO-AM History,' accessed February 27, 2026, <https://bbabflo.com/archives-history/wufo-am/>.

3. Broadcasting Magazine, 'For the Record,' October 27, 1958 (FCC action: WINE studio relocation), <https://www.worldradiohistory.com/Archive-All-BC/Broadcasting-Magazine/BC-1958/1958-10-27-BC.pdf>.

4. Broadcasting Magazine, Classified Advertisements, August 5, 1968 (listing 'WUFO, 13 South Cayuga Road, Amherst, New York'), <https://www.worldradiohistory.com/Archive-All-BC/Broadcasting-Magazine/BC-1968/1968-08-05-BC.pdf>.

5. Buffalo Courier-Express, legal notice (1968), accessed via New York Historic Newspapers, <https://nyshistoricnewspapers.org/>.

#### **§ 47-11.A . 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;**

In 1950, the Village of Williamsville celebrated its sesquicentennial. This milestone sparked two-decades of rapid change in the village’s core, particularly in the built environment near Main and South Cayuga Streets. The building at 13 South Cayuga Road satisfies the criteria § 47-11.A . 3 for local landmark status as an individual building that exemplifies a design style that dominated the village at the mid-century mark. This vernacular design style did not strictly conform with the new theories of modern architecture, nor did it closely follow the traditional characteristics of the Colonial Revival movement. This newly emerging design style in the village blended elements from both the modern rectangular red brick box and Colonial Revival architecture. There is a sense that local designers at the time wanted to move on from the confines of the traditional aesthetics but were compelled to adorn their new more modern buildings with colonial detailing, especially at doorways. The building at 13 South Cayuga Road is an important example of this local style. It survives ¾ of a century later with almost all its building elements intact and had a moderately high level of integrity. Lost were the original modern 3-part metal framed 2<sup>nd</sup> story windows in 2011. These windows were replaced with 8/8 colonial type double hung vinyl replacement windows, further “colonializing” this building.

Photographic and mapping evidence supports a high-level integrity of its original location, setting, workmanship, feeling, and association. It also shows a moderately high level of integrity for design and materials; noting the replacement of the 2<sup>nd</sup> story windows, but also noting the form, plan, and space of the building are all intact, as seen by the original front doors leading to separate interior uses. Significant features of the building: modern elements including the massing, fenestration/ openings patterns, horizontal bandings, brickwork on the front facade, and colonial elements including doors and the door surround, are all in good condition. The chosen broad Period of Significance from construction to the installation of the replacement windows, allows future rehabilitations to keep the colonial style window with faux mullion pattern or to return to a modern 3-part window pattern when they are replaced again. The Period of Significance also includes the modest Modern style signage that is currently on the building installed in the 1980's.

Other existing examples of modern red brick commercial/institutional buildings with colonial detailing that were built in the village during the same era include: 5436 Main Street built c.1970, 5547 Main Street built c.1956, 5467 Main Street built c.1956, 5565 Main Street built 1964, and 5583 Main Street built 1966. Additional modern red brick box buildings with minimal detailing remaining are at 5586 Main Street built c. 1965 and 5570 Main Street built 1949. In that geographic vicinity of the village at 5554 Main Street, there is also a 1930's neoclassical style building received a completely new Colonial Revival facade in the 1950-60's.

15. Please attach any additional material which might be useful in considering the site for landmark Designation, i.e., copies of newspaper clippings, magazine articles, old photographs, etc.

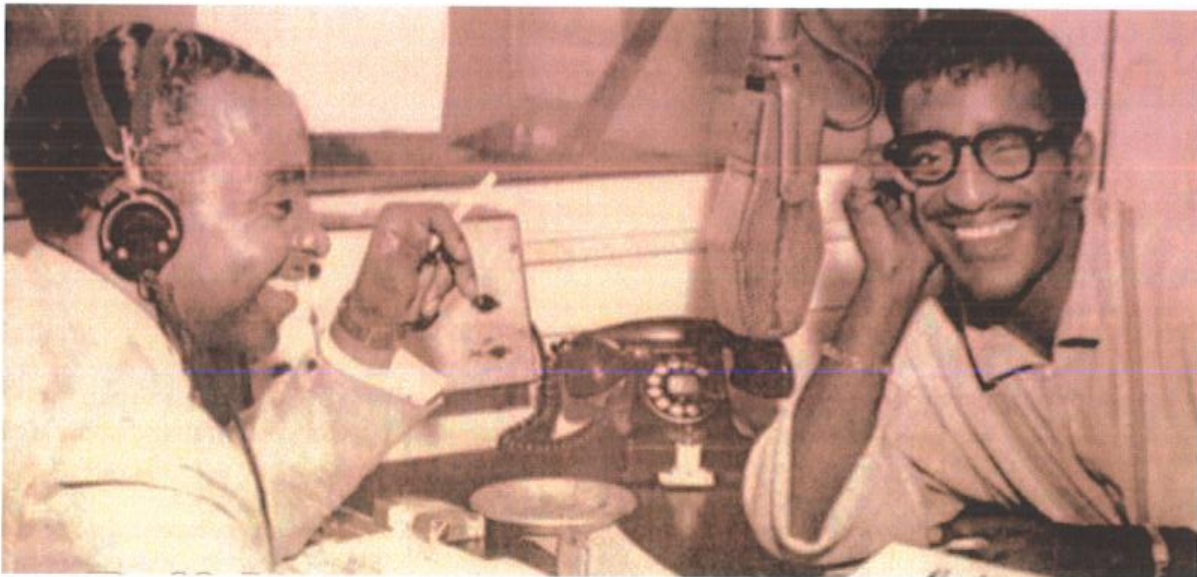
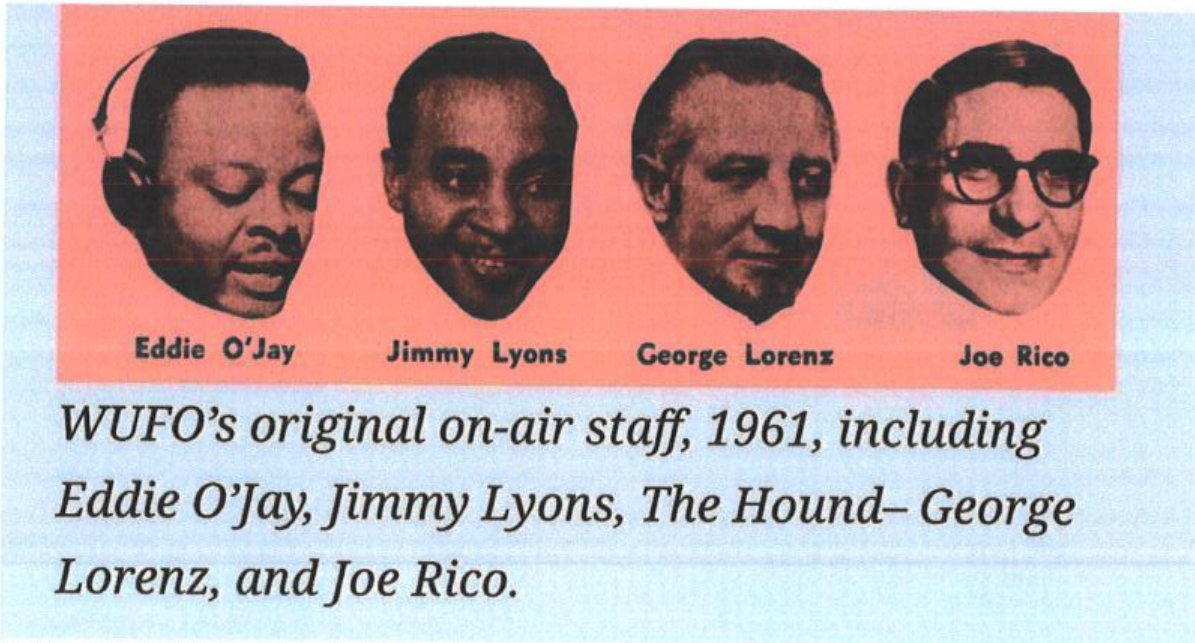


Photo of Jimmy Lyons (left) and Sammy Davis Jr. (right) at the WUFO station at 13 South Cayuga Street. *Buffalo Stories*, Steve Cichon (2021).



*Buffalo Stories, Steve Cichon (2021).*

## Telephone Office to Open in New Williamsville Building



The New York Telephone Co. will open a new business office at 13 South Cayuga Road in Williamsville on Monday, Dec. 17. A. H. Wendin, Company manager, announced today.

The new office will occupy 3,500 square feet of space on the first floor of a newly-constructed brick building. The increased space was needed because of the continuing growth of telephone business in the area.

The office will serve as the center for telephone business, such as orders, inquiries and service problems. Customers with Plaza and Spring numbers in the general vicinity of Williamsville, and Circle numbers in the Snyder area will continue to dial Atwater 9950, the Business Office number. However, customers in Clarence, Clarence Center and Akron should dial "Operator" and ask for the "Business Office."

All these calls will be channeled through a special switchboard operator who will connect the customer to the Business Office Representative, preferably the one who is responsible for the customer's account.

Special arrangements have also been made for persons who pay their bills by mail, using the special envelope which is enclosed with the bill. This mail is processed in a centralized accounting group where

the latest sorting and tabulating equipment has been installed. From there, the payment is reported to the Business Office by means of a special teletype writer circuit.

Many customers who prefer to visit the office to discuss telephone matters or to pay their bills in person will find the new location more convenient just off Main St. next to the Liberty Bank.

Mr. Wendin, who will be in charge of the new office, is familiar with the area covered by the new office. For the past five years, his assignment included this section, as well as the entire northeast portion of the Buffalo Area.

He has lived in Williamsville since he came to Williamsville nine years ago and has taken a part in Community activities. He is vice-president of the Williamsville Rotary Club, chairman of the committee for the selection of a student to visit a foreign country under the American Field Service Plan, and is a captain in the advance gift section of the St. Joseph Hospital campaign. As advisor to Boy Scout Post 64, he has been the leader of several canoe-trip expeditions to Canada's Algonquin Park. He has also served on a committee to recommend an administrative organization for the school system and has been an active member of the Sportsboosters.

"Telephone Office to Open in New Williamsville Building," the Amherst Bee, December 13, 1956

16. Additional Sources of Information:

Buffalo Broadcasters Association, 'WUFO-AM History,' accessed February 27, 2026, <https://bbabflo.com/archives-history/wufo-am/>.

Broadcasting Magazine, 'For the Record,' October 27, 1958 (FCC action: WINE studio relocation), <https://www.worldradiohistory.com/Archive-All-BC/Broadcasting-Magazine/BC-1958/1958-10-27-BC.pdf>.

Broadcasting Magazine, Classified Advertisements, August 5, 1968 (listing 'WUFO, 13 South Cayuga Road, Amherst, New York'), <https://www.worldradiohistory.com/Archive-All-BC/Broadcasting-Magazine/BC-1968/1968-08-05-BC.pdf>.

Buffalo Courier-Express, legal notice (1968), accessed via New York Historic Newspapers, <https://nyshistoricnewspapers.org/>.

Federal Communications Commission, 'History Cards' for Facility ID 60154 (AM), accessed via RecNet, <https://cdbbs.recnet.com/corres/?doc=68157>.

Joseph Grande, *Amherst, New York*, Images of America series (Charleston, SC: Arcadia Publishing, 2013).

Steve Cichon, 'Buffalo Stories: A new voice for Buffalo's Black community: WUFO.' Accessed March 17, 2026, <http://blog.buffalostories.com/tag/jimmy-lyons/#:~:text=Jimmy%20Lyons%20with%20Sammy%20Davis,Jackie%20Robinson%20of%20Buffalo%20Broadcasting>.

"Telephone Office to Open in New Williamsville Building," the *Amherst Bee*, December 13, 1956.

Williamsville (N.Y.). Sesquicentennial Committee. *Souvenir Program Commemorating the Williamsville, Erie County, New York Sesquicentennial, 1800–1950*. Williamsville, N.Y.: [publisher not identified], 1950.

WUFO Collective, Broadway and Michigan, Buffalo, NY, visited March 6, 2026.

17. Building Photographs:

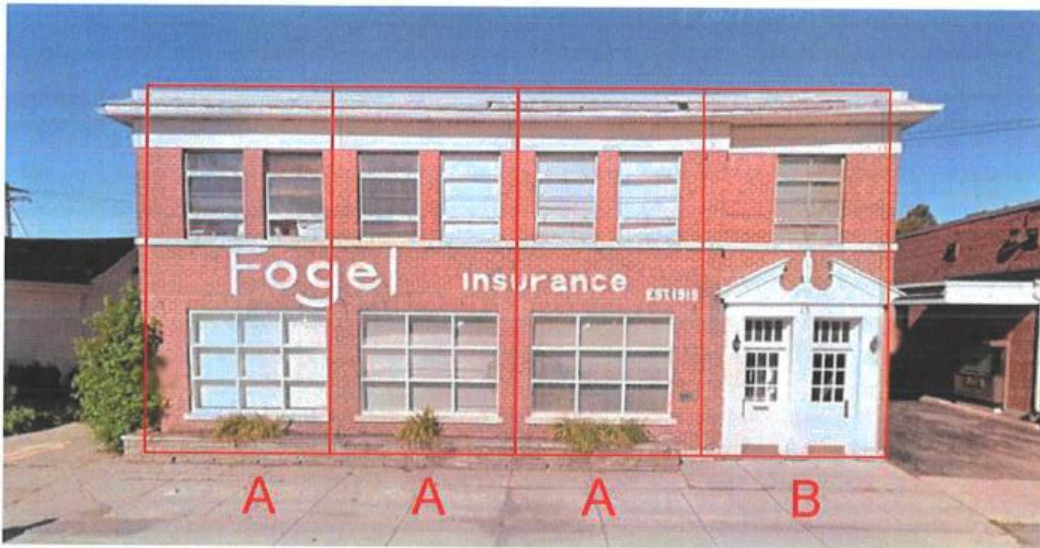
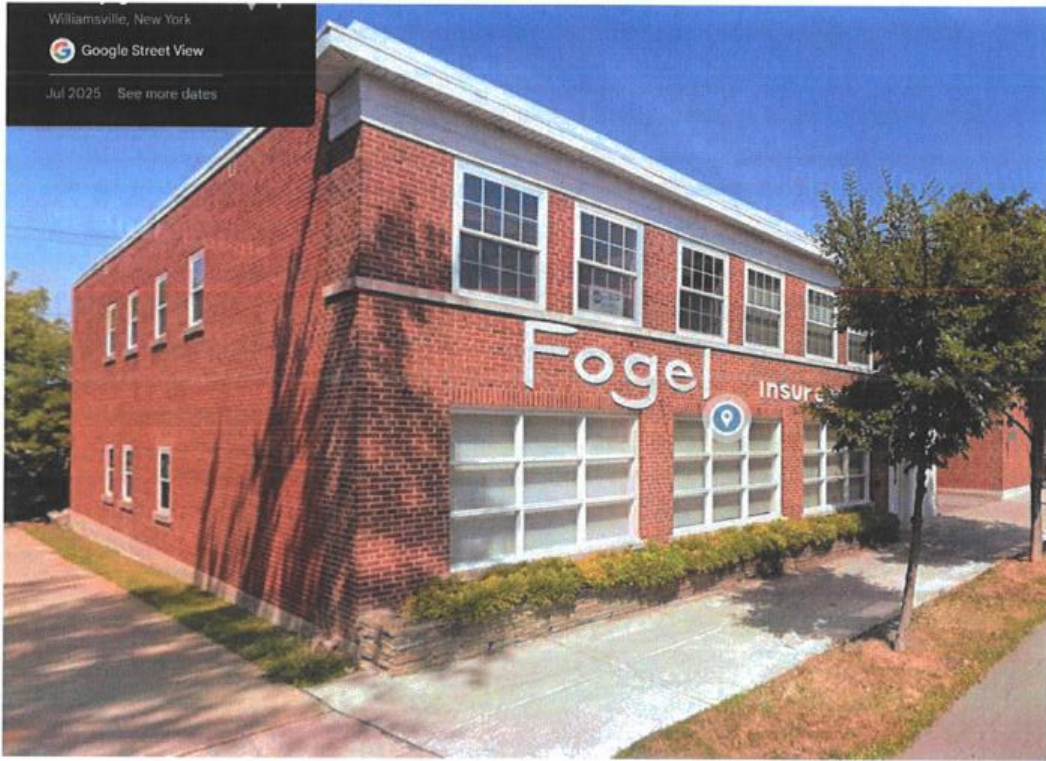


Figure 1: South Cayuga (east) facade, 2011; shows rhythm of building façade per #12 description



Figure 2: South Cayuga (east) facade, 2026



*Figure 3: South façade from South Cayuga, 2025*

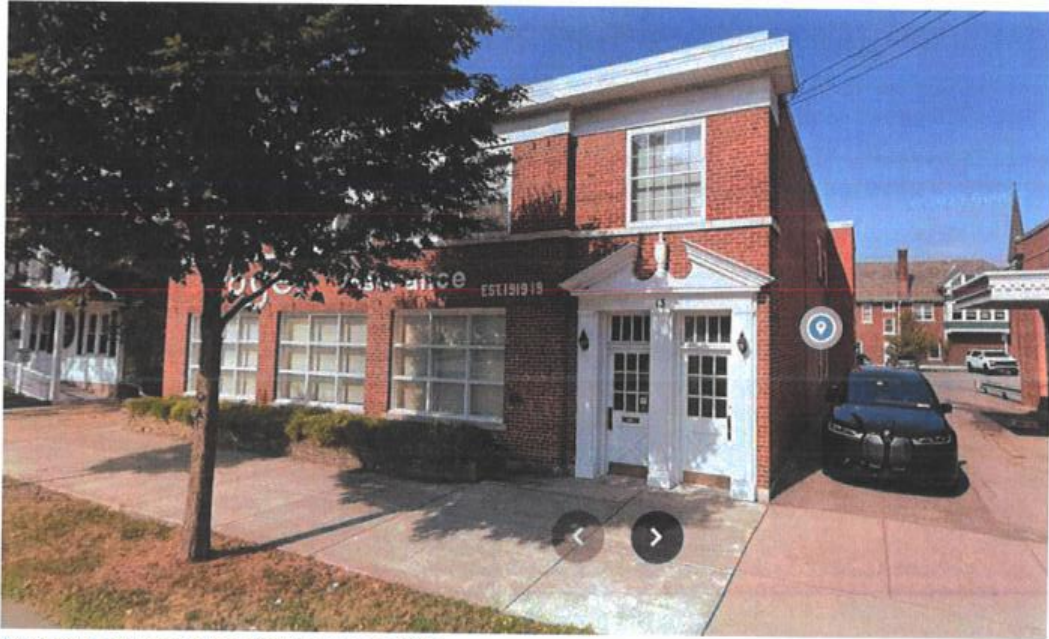


Figure 4: East facade from South Cayuga, 2025



Figure 5: North and west facades from rear parking lot



Figure 6: West façade with masonry patio and pillars, 2025

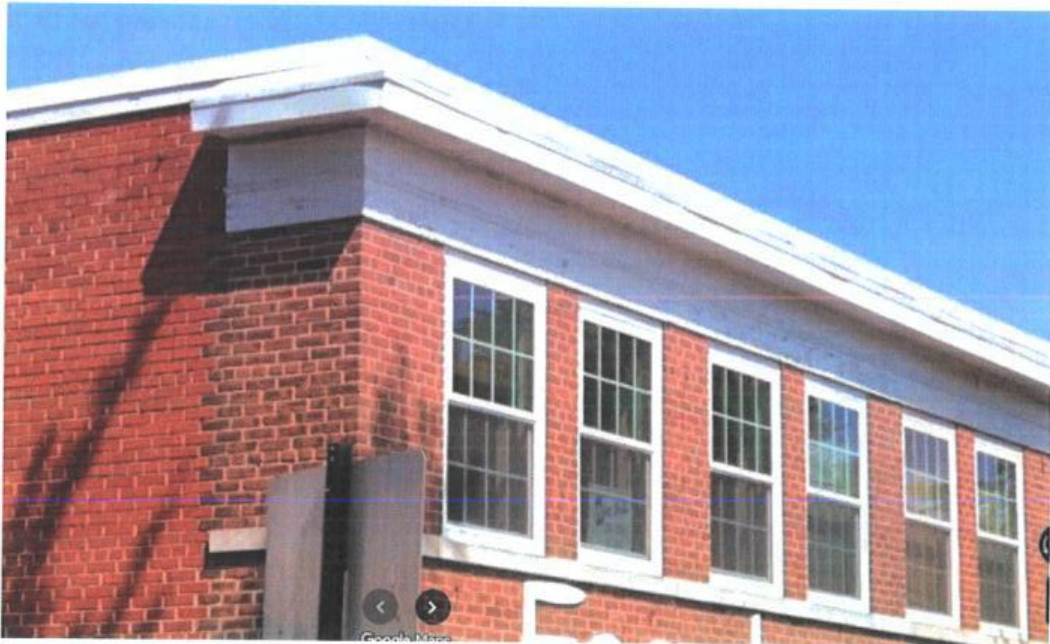


Figure 7: Detail of cornice and 2<sup>nd</sup>-story windows, 2025

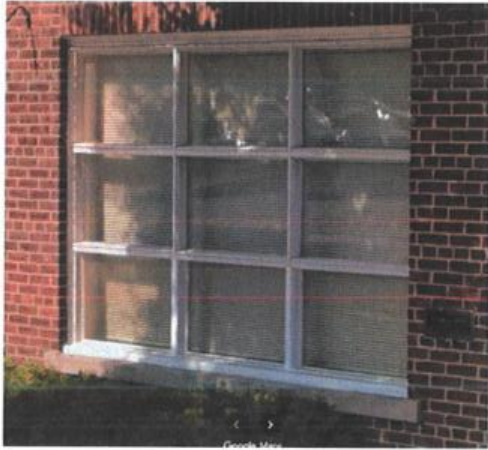


Figure 8: 1<sup>st</sup>-story window, 2025

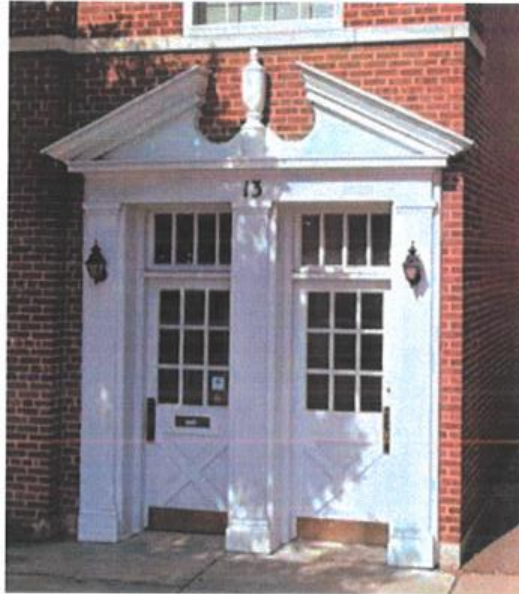


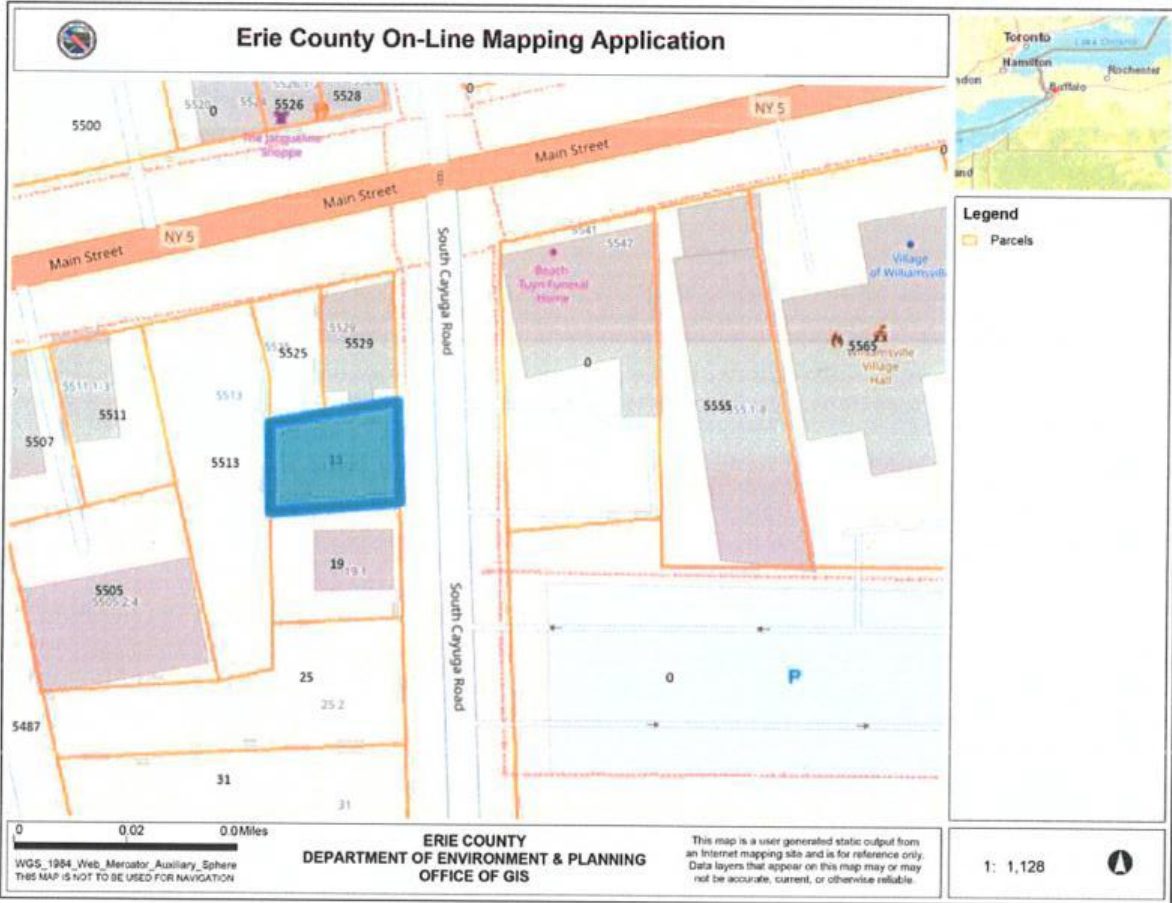
Figure 9: Main Door, 2025

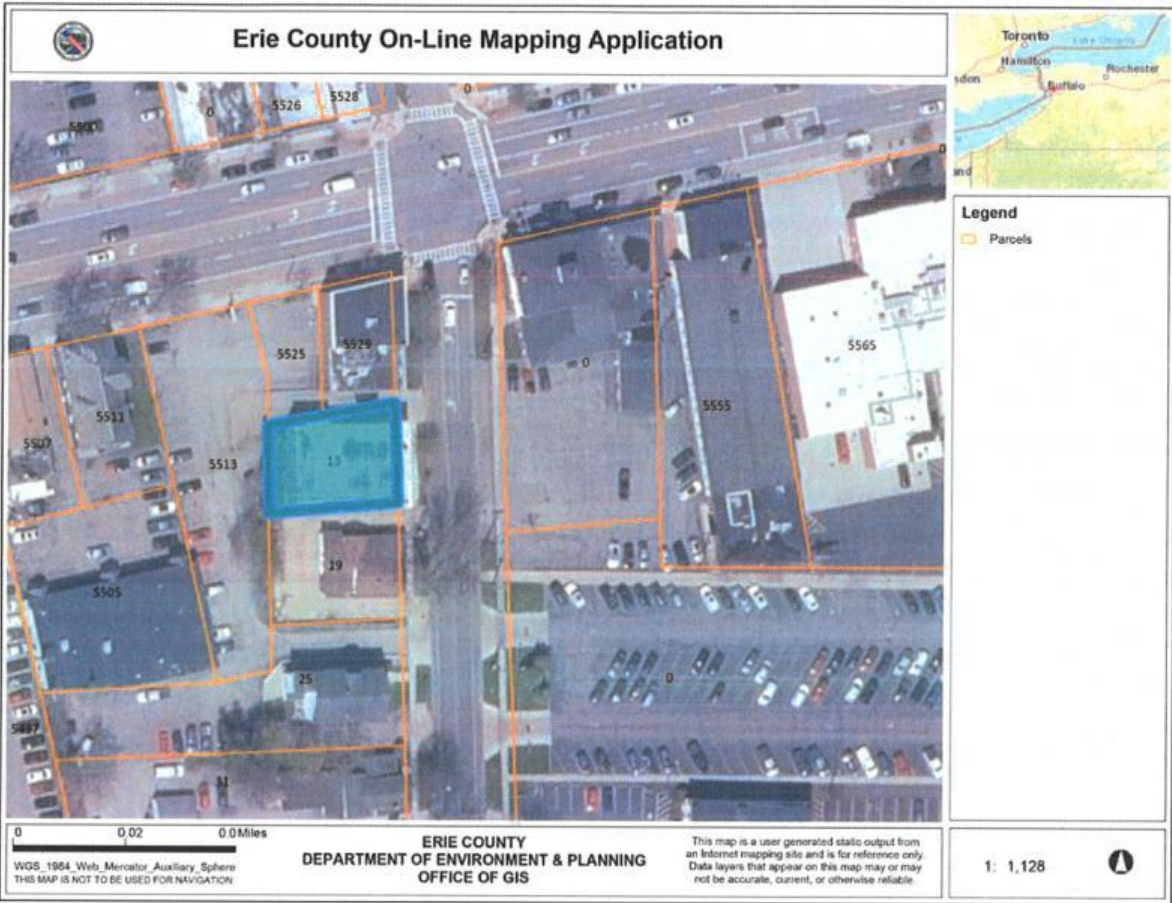


Figure 10: Signage, 2025

18. Maps:

Obtain from the Village Building Department a location map and mark the property's location on this map. If more than one building is being considered on a property, or the property has notable landscape features, include a sketch plot plan of the property noting these buildings and/or features. Provide property survey, if possible.





*Kate Waterman-Kulpa & Susan Fenster*

Signature of Applicant

May 26, 2026

Date

VILLAGE OF WILLIAMSVILLE  
HISTORIC PRESERVATION COMMISSION

*Re: Recommendation for Individual Local Landmark designation of 13 South Cayuga*

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

WHEREAS, pursuant to §47-11 of Village Code 13 South Cayuga Road meets Individual Local Landmark Criterion 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 Village; (ii): Is identified with persons or events significant in local, state, or national history; and (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; and

WHEREAS, the property retains a moderate level of integrity of design, materials, craftsmanship and settings; and

WHEREAS, the proposed individual landmark nomination is further described in the attached documents; now therefore be it

RESOLVED, pursuant Village Code §47-9 of the powers and duties of the Historic Preservation Commission, the Commission moves to recommend to the Village Board the Local Landmark Nomination of the property located at 13 South Cayuga Road, in Williamsville New York under Local Landmark Criterion A(i), A(ii), and A(iii).

The foregoing resolution was adopted by the Village of Williamsville Historic Preservation Commission, May 27, 2026; moved by - ; seconded by - ; ayes , noes ( ), Absent ( ).

\_\_\_\_\_  
Susan Fenster, Chair

\_\_\_\_\_  
Date

# Village Of Williamsville

**Building Department**  
5565 Main Street  
Williamsville NY, 14221



Phone: 716-632-7747  
Fax: 716-626-4964  
www.walkablewillamsville.com

## Historic Preservation Commission Application for Certificate of Appropriateness Building Department

### Official Use Only

Received By: APR 27 2026 Application is Complete:  yes  no  
Date Received: VILLAGE OF WILLIAMSVILLE ZBA Variance Required:  yes  no  
Fee Received: RECEIVED (Commercial \$100 / Residential \$0)  
Date Forwarded to HPC: \_\_\_\_\_ Date Approved: \_\_\_\_\_ Date Denied: \_\_\_\_\_

Project Address: 5658 Main Street Zoning: \_\_\_\_\_ SBL: \_\_\_\_\_

This application concerns:  a historic landmark  a historic site  a historic district

### Applicant:

Name: <u>Village of Williamsville Board</u>	Phone: <u>716-632-4120</u>
Address: <u>5565 Main Street</u>	E-mail: _____

### Property Owner:

Name: <u>Village of Williamsville</u>	Phone: <u>716-632-4120</u>
Address: <u>5565 Main Street</u>	E-mail: _____

### Application Representative:

Name: <u>Christine L. Hunt</u>	_____
Address: <u>5565 Main Street</u>	_____

Proposed Change: Remove one (1) rear pew (southwest corner or left rear if facing stage) to create additional seating area for individuals in wheelchairs.

What hardship, if any, might you incur if work is not allowed? N/A

*\*Please include a separate paper describing in detail all the proposed alterations, modifications, or changes and supply floor plans, sections and/or elevations. Please attach all supplemental materials to this application as well as supply a digital copy of all files. 8 Copies of all materials are required to be submitted to the Building Department for review.*

I certify that, to the best of my knowledge, the information supplied on this application is complete and accurate and that the project described will be completed as stipulated in this request.

Signature of Applicant: Christine L. Hunt Date: 4-27-2026

# Village Of Williamsville

Building Department  
5565 Main Street  
Williamsville NY, 14221



Phone: 716-632-7747  
Fax: 716-626-4964  
www.walkablewillamsville.com

## Historic Preservation Commission Application for Certificate of Appropriateness

<b>Official Use Only</b>		APR 27 2026	
Received By:	VILLAGE OF WILLIAMSVILLE	Application is Complete:	<input type="checkbox"/> yes <input type="checkbox"/> no
Date Received:	RECEIVED	ZBA Variance Required:	<input type="checkbox"/> yes <input type="checkbox"/> no
Fee Received:	_____	(Commercial \$100 / Residential \$0)	
Date Forwarded to HPC:	_____	Date Approved:	_____
		Date Denied:	_____

Project Address: 5658 Main Street Zoning: \_\_\_\_\_ SBL: \_\_\_\_\_

This application concerns:  a historic landmark  a historic site  a historic district

### Applicant:

Name: <u>Village of Williamsville Board</u>	Phone: <u>716-632-4120</u>
Address: <u>5565 Main Street</u>	E-mail: _____

### Property Owner:

Name: <u>Village of Williamsville</u>	Phone: <u>716-632-4120</u>
Address: <u>5565 Main Street</u>	E-mail: _____

### Application Representative:

Name: <u>Christine L. Hunt</u>	_____
Address: <u>5565 Main Street</u>	_____

Proposed Change: Paint interior of Meeting House (main gathering/stage area)\*  
The attached colors will be used and placement of colors will accentuate  
details while also brightening the interior space. This is phase one (1)  
of the interior painting and the entrance will be completed in phase two (2)  
What hardship, if any, might you incur if work is not allowed? N/A

\*The painted panels will not be repainted and that symbolic detail will remain.

\*Please include a separate paper describing in detail all the proposed alterations, modifications, or changes and supply floor plans, sections and/or elevations. Please attach all supplemental materials to this application as well as supply a digital copy of all files. 8 Copies of all materials are required to be submitted to the Building Department for review.

I certify that, to the best of my knowledge, the information supplied on this application is complete and accurate and that the project described will be completed as stipulated in this request.

Signature of Applicant: Christine L. Hunt Date: 4-27-2026

SNOW WHITE  
2122-70

ASPEN SKIES 1656

GREENHAW BLUE  
CHI-655

COLONIAL BLUE  
1677

# Village Of Williamsville

Building Department  
5565 Main Street  
Williamsville NY, 14221



Phone: 716-632-7747  
Fax: 716-626-4964  
www.walkablewilliamsville.com

## Historic Preservation Commission Application for Certificate of Appropriateness

### Official Use Only

Received By: _____	Application is Complete: <input type="checkbox"/> yes <input type="checkbox"/> no
Date Received: _____	ZBA Variance Required: <input type="checkbox"/> yes <input type="checkbox"/> no
Fee Received: _____	(Commercial \$150 / Residential \$0)
Date Forwarded to HPC: _____	Date Approved: _____ Date Denied: _____

Project Address: 56-80 E. Spring Zoning: \_\_\_\_\_ SBL: \_\_\_\_\_

This application concerns:  a historic landmark  a historic site  a historic district

### Applicant:

Name: Tara Cadoux \_\_\_\_\_  
Address: 56 E. Spring \_\_\_\_\_

### Property Owner:

Name: _____	Phone: _____
Address: _____	E-mail: _____

### Application Representative:

Name: _____	Phone: _____
Address: _____	E-mail: _____

Proposed Change: Fence along back property line

What hardship, if any, might you incur if work is not allowed?

Please include a separate paper describing in detail all the proposed alterations, modifications, or changes and supply floor plans, sections and/or elevations. Please attach all supplemental materials to this application as well as supply a digital copy of all files. 5 Copies of all materials are required to be submitted to the Building Department for review.

I certify that, to the best of my knowledge, the information supplied on this application is complete and accurate and that the project described will be completed as stipulated in this request.

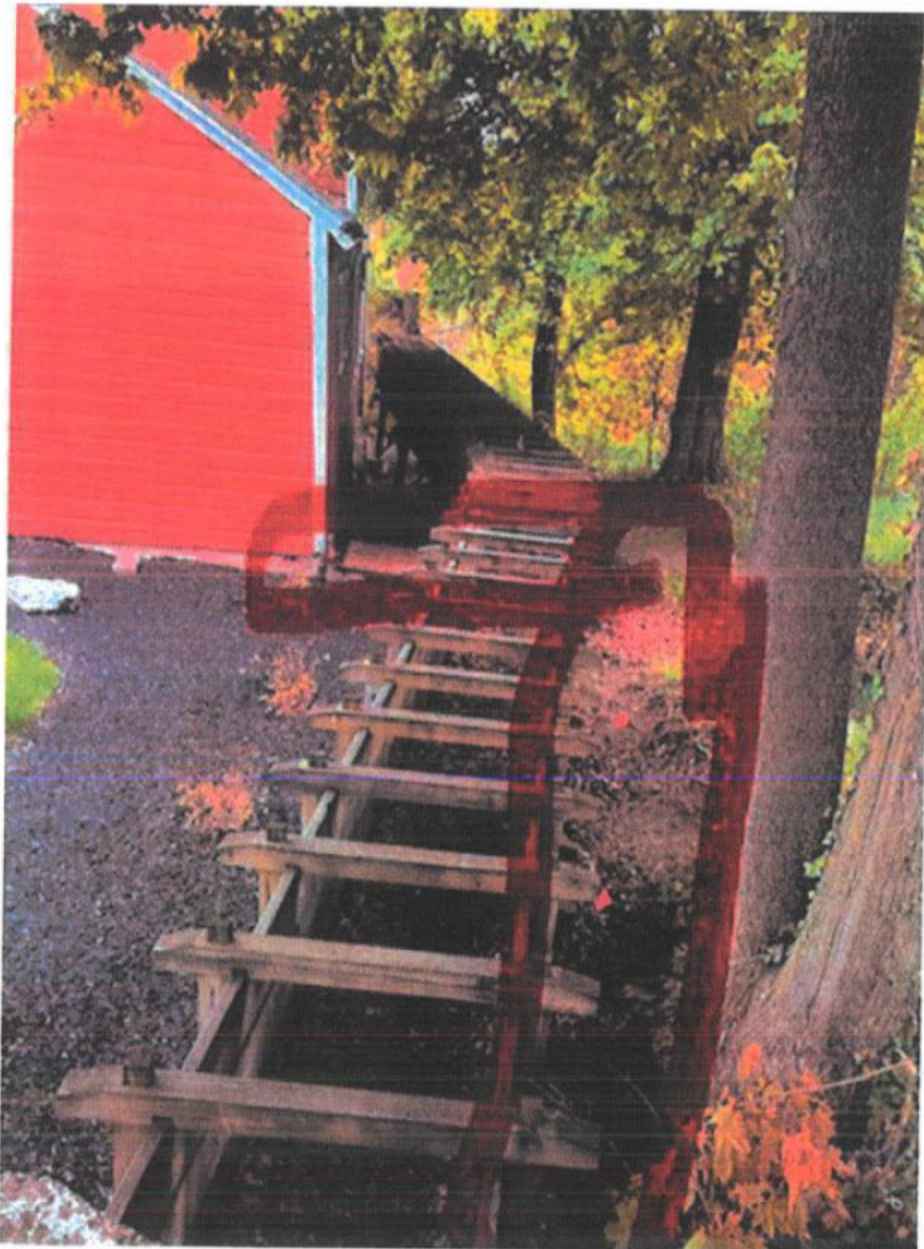
Signature of Applicant: [Signature] Date: 12/3/25

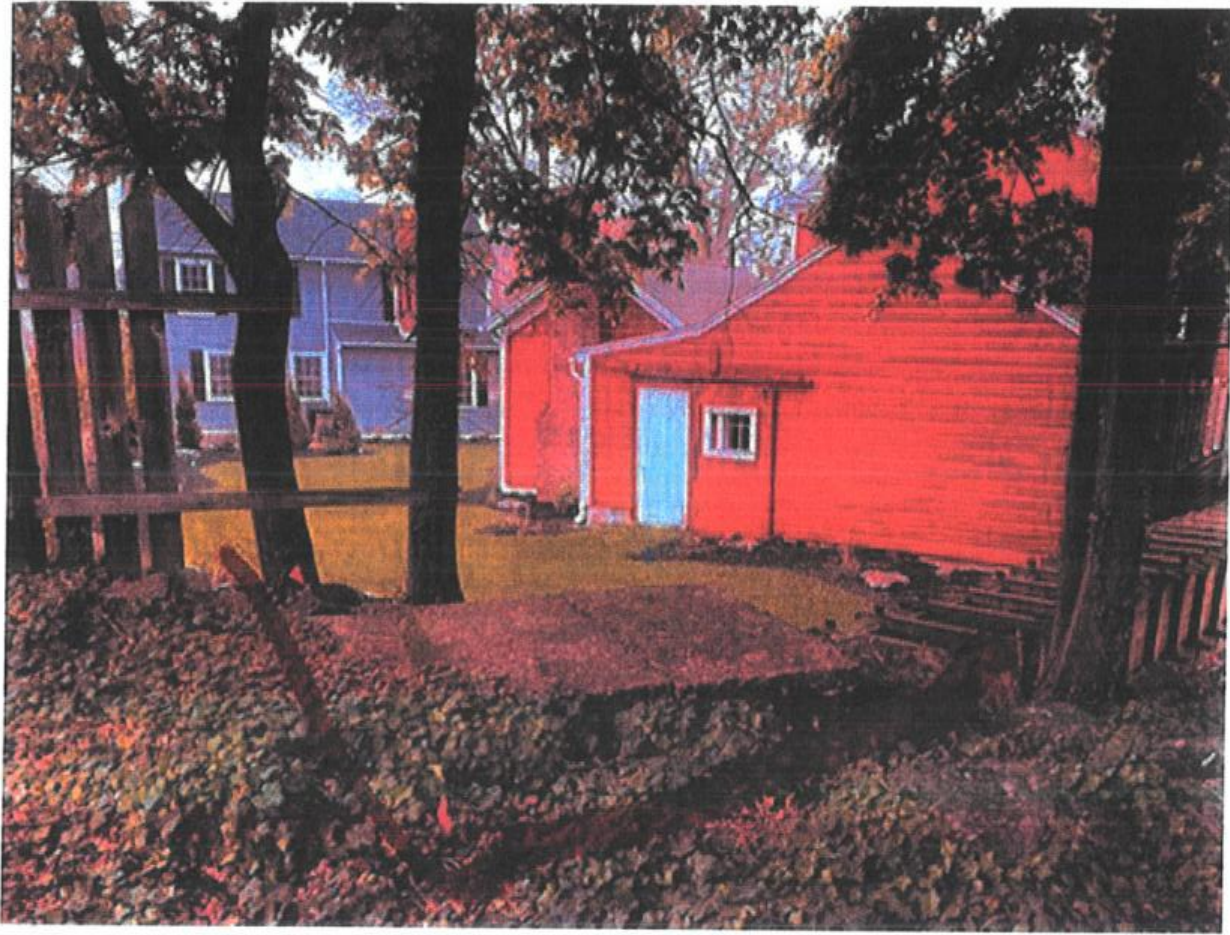
[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Tuesday, May 19, 2026 9:17 PM  
**To:** [REDACTED]  
**Subject:** Mill Fence Permit

Hello, I wanted to make sure that you knew the flags for the fence posts have been placed at the mill. They run as close as possible to the sluice and cut over to the existing fence around the stone. I am hoping you can pass this information along to the preservation board so they can reach out with any questions ahead of their meeting. I am hoping we can get the permit issued after the 5/27 meeting. Thank you!





# Village Of Williamsville

APR 27 2026

Building Department  
5565 Main Street  
Williamsville NY, 14221



VILLAGE OF WILLIAMSVILLE  
**RECEIVED**  
Phone: 716-632-7747  
Fax: 716-626-4964  
www.walkablewilliamsville.com

## Historic Preservation Commission Application for Certificate of Appropriateness

### Official Use Only

Received By: \_\_\_\_\_ Application is Complete:  yes  no  
Date Received: 4/27/26 ZBA Variance Required:  yes  no  
Fee Received: \_\_\_\_\_ (Commercial \$150 / Residential \$0)  
Date Forwarded to HPC: \_\_\_\_\_ Date Approved: \_\_\_\_\_ Date Denied: \_\_\_\_\_

Project Address: 61 Stanton st Zoning: \_\_\_\_\_ SBL: \_\_\_\_\_

This application concerns:  a historic landmark  a historic site  a historic district

### Applicant:

Name: Jason Schelle  
Address: 66 Stanton st

### Property Owner:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Application Representative:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Proposed Change: Tear down existing home prep lot for new home.

What hardship, if any, might you incur if work is not allowed? eyesore!

*\*Please include a separate paper describing in detail all the proposed alterations, modifications, or changes and supply floor plans, sections and/or elevations. Please attach all supplemental materials to this application as well as supply a digital copy of all files. 8 Copies of all materials are required to be submitted to the Building Department for review.*

I certify that, to the best of my knowledge, the information supplied on this application is complete and accurate and that the project described will be completed as stipulated in this request.

Signature of Applicant: \_\_\_\_\_ Date: 4/27/26

# Village Of Williamsville

RECEIVED Village of Williamsville  
2026 MAY 7 PM 1:2

Building Department  
5565 Main Street  
Williamsville NY, 14221



Phone: 716-632-7747  
Fax: 716-626-4964  
www.walkablewillamsville.com

## Historic Preservation Commission Application for Certificate of Appropriateness

Official Use Only			
Received By: _____	Application is Complete:	<input type="checkbox"/> yes	<input type="checkbox"/> no
Date Received: _____	ZBA Variance Required:	<input type="checkbox"/> yes	<input type="checkbox"/> no
Fee Received: _____	(Commercial \$150 / Residential \$0)		
Date Forwarded to HPC: _____	Date Approved: _____	Date Denied: _____	

Project Address: 5409 Main Street Zoning: \_\_\_\_\_ SBL: \_\_\_\_\_

This application concerns:  a historic landmark  a historic site  a historic district

### Applicant:

Name: D'Avocio  
Address: 5409 Main Street, Williamsville

### Property Owner:

Name: 5409 ASSOCIATES  
Address: 1150 Wehale Drive, Williamsville

### Application Representative:

Name: DAN CAGLIARDO  
Address: 1150 Wehale Drive, Williamsville

Proposed Change: ADD a 10x10 WORK IN COOLER IN THE BACK OF PROPERTY. DOOR IN BACK WILL LEAD IN THE COOLER. COOLER WILL BE PAINTED PER HPC REQUIREMENTS

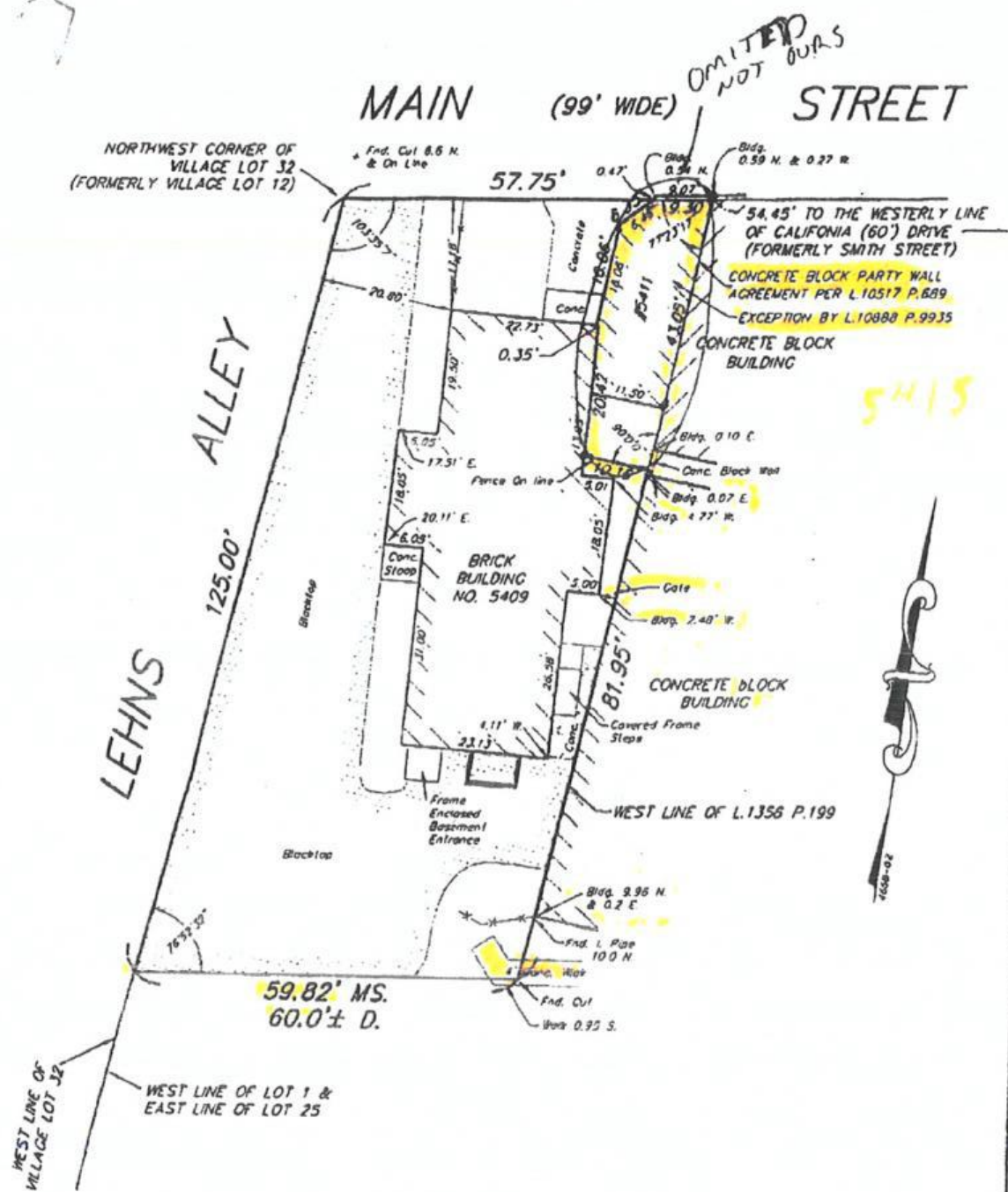
What hardship, if any, might you incur if work is not allowed? \_\_\_\_\_

\*Please include a separate paper describing in detail all the proposed alterations, modifications, or changes and supply floor plans, sections and/or elevations. Please attach all supplemental materials to this application as well as supply a digital copy of all files. 8 Copies of all materials are required to be submitted to the Building Department for review.

I certify that, to the best of my knowledge, the information supplied on this application is complete and accurate and that the project described will be completed as stipulated in this request.

Signature of Applicant: [Signature]

Date: 5/7/26



INSTRUMENTS) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: HEAD OF SEARCH  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED IN SAID ABSTRACT.  
 NOTE: PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

I HEREBY CERTIFY TO: William Pontica, George A. Barbary, Esq. and Evans National Bank its successors and/or assigns.

THAT THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT STANDARD FOR LAND SURVEYS ADOPTED BY THE ERIE COUNTY SURVEYORS ASSOCIATION. THIS CERTIFICATION SHALL EXTEND ONLY TO THE ENTITIES LISTED HEREON AND TO THE SUCCESSORS AND/OR ASSIGNEES OF THE LENDING INSTITUTION. THIS CERTIFICATION IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS OTHER THAN STATED ABOVE.

MILLARD & MAC KAY SURVEYORS No. 40005

© COPYRIGHT 2002 BY:  
**MILLARD & MAC KAY**  
 LAND SURVEYORS  
 150 AERO DRIVE  
 BUFFALO, NEW YORK 14225  
 PHONE (716) 831-5140 ~ FAX 831-3811

AMEND:  
 SURVEY DATE: 6-14-02  
 DRAWING DATE: 6-17-02  
 SCALE: 1"=20'  
 "ALL RIGHTS RESERVED"

THE WEST HALF OF LOT 12 OF THE JONAS WILLIAM PLAN AND  
 THE WEST HALF OF LOT 32 AS SHOWN ON WITMER MAP OF 1854  
 PART OF LOT 1 SECTION        TOWNSHIP 12 RANGE 7 OF THE:  
Holland Land Company's SURVEY - Erie COUNTY, N.Y.  
 SURVEY OF: 5409 Main Street, Village of Williamsville, Town of Amherst

THIS MAP VOID UNLESS  
 EMBOSSED  
 WITH NEW YORK STATE LICENSED LAND  
 SURVEYOR'S SEAL. ALTERING ANY ITEM  
 ON THIS MAP IS A VIOLATION OF THE  
 LAW EXCEPT AS PROVIDED IN SECTION  
 7209, PART 2, OF THE NEW YORK  
 STATE EDUCATION LAW.  
 SBL No. 80.08-5-8.2

FILE NO. 80.08-5-8.2

## Standard 10' x 10' Spec Sheet

Specification Attribute <sup>Ⓔ</sup>	Standard Cooler	Standard Freezer
Operating Temperature	+35°F to +38°F	-10°F to 0°F
Nominal Dimensions	10' L x 10' W x 7'6" to 8'6" H	10' L x 10' W x 7'6" to 8'6" H
Actual Interior Dimensions	Approx. 9.84' x 9.84'	Approx. 9.84' x 9.84'
Wall & Ceiling Insulation	4" Foamed-In-Place Polyurethane	4" to 5" Foamed-In-Place Polyurethane
R-Factor	R-28 to R-32 (depending on foam core)	R-32 to R-34
Standard Door	26" or 34" wide self-closing, right or left hinge	26" to 30" wide self-closing, heavy-duty with heater
Voltage Requirements	115V or 208/230V, 1 Phase	208/230V, 1 or 3 Phase
Lighting	Vapor-proof L.E.D. fixture with digital switch	Vapor-proof L.E.D. fixture with digital switch
Refrigeration System	Top-mount, side-mount, or remote (Air-cooled)	Top-mount, side-mount, or remote (Air-cooled)

