1. Name of Property

historic name  THE SAGAMORE APARTMENTS AND SHOPS

other names/site number ____________________________

name of related multiple property listing ____________________________ N/A

2. Location

street & number  518-524 and 530 Main Street [ ] not for publication

city or town  Niagara Falls [ ] vicinity

state  New York code  NY county  Niagara Falls code 063 zip code 14301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] see continuation sheet for additional comments.)

Signature of certifying official/Title ____________________________ Date ____________________________

State or Federal agency and bureau ____________________________

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] see continuation sheet for additional comments.)

Signature of certifying official/Title ____________________________ Date ____________________________

State or Federal agency and bureau ____________________________

4. National Park Service Certification

I hereby certify that the property is:

[ ] entered in the National Register [ ] determined eligible for the National Register [ ] determined not eligible for the National Register [ ] removed from the National Register [ ] other (explain) ____________________________

Signature of the Keeper ____________________________ date of action ____________________________
### 5. Classification

<table>
<thead>
<tr>
<th>Ownership of Property (check as many boxes as apply)</th>
<th>Category of Property (Check only one box)</th>
<th>Number of Resources within Property (Do not include previously listed resources in the count)</th>
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<tr>
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<td>[X] building(s) [ ] district [ ] site [ ] structure [ ] object</td>
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Name of related multiple property listing (Enter “N/A” if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

### 6. Function or Use

#### Historic Functions
(enter categories from instructions)

- DOMESTIC / Multiple Dwelling
- AGRICULTURE / Horticultural Facility
- COMMERCE / Specialty Store
- COMMERCE / Professional
- COMMERCE / Restaurant
- FUNERARY / Mortuary

#### Current Functions
(Enter categories from instructions)

- VACANT

### 7. Description

#### Architectural Classification
(Enter categories from instructions)

- LATE 19TH AND 20TH CENTURY REVIVALS
  - Tudor Revival

#### Materials
(Enter categories from instructions)

- foundation  STONE
- walls  BRICK, TERRA COTTA, CONCRETE
- roof  ASPHALT
- other

#### Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)
8. Statement of Significance

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<thead>
<tr>
<th>Applicable National Register Criteria</th>
<th>Areas of Significance:</th>
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<tbody>
<tr>
<td>(Mark “x” in one or more boxes for the criteria qualifying the property for National Register listing.)</td>
<td>(Enter categories from instructions)</td>
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<tr>
<td>[X] A Property associated with events that have made a significant contribution to the broad patterns of our history.</td>
<td>ARCHITECTURE</td>
</tr>
<tr>
<td>[ ] B Property is associated with the lives of persons significant in our past.</td>
<td>SOCIAL HISTORY</td>
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<tr>
<td>[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.</td>
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<tr>
<td>[ ] D Property has yielded, or is likely to yield, information important in prehistory or history.</td>
<td>Period of Significance: 1926-1956</td>
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<tr>
<td>Criteria Considerations</td>
<td>Significant Dates: 1926, 1927, 1956</td>
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<td>[ ] A owned by a religious institution or used for religious purposes.</td>
<td>Significant Person: N/A</td>
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<td>[ ] B removed from its original location</td>
<td>Cultural Affiliation: N/A</td>
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<td>[ ] C a birthplace or grave</td>
<td>Architect/Builder: Kirkpatrick &amp; Cannon, John Cadzow, Sinclair &amp; MacKay</td>
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<td>[ ] D a cemetery</td>
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<tr>
<td>[ ] E a reconstructed building, object, or structure</td>
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<tr>
<td>[ ] F a commemorative property</td>
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<tr>
<td>[ ] G less than 50 years of age or achieved significance within the past 50 years</td>
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Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
[X] preliminary determination of individual listing (36 CFR 67) has been requested. NPS #42326

Primary location of additional data:
[ ] State Historic Preservation Office
[ ] Other State agency
[ ] Federal Agency
[ ] Local Government
[ ] University
[ ] Other repository: ____________________________

# ____________________________
10. Geographical Data

Acreage of Property  
0.37 acres

UTM References

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</table>

Verbal Boundary Description

[Describe the boundaries of the property on a continuation sheet.]

Boundary Justification

[Explain why the boundaries were selected on a continuation sheet.]

11. Form Prepared By

name/title  
Katy Stuck and Kelsie Hoke, Associate Architectural Historians

organization  
Preservation Studios

date  
4/18/2022

street & number  
170 Florida Street

telephone  
(716) 725-6410

city or town  
Buffalo

state  
NY

zip code  
14208

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property’s location
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

[Check with SHPO or FPO for any additional items]

Property Owner

[Complete this item at the request of the SHPO or FPO]

name

street & number

telephone

city or town

state

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

Estimated Burden Statement: The public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503
The Sagamore Apartments and Shops is a small collection of historically associated buildings at 518-524 and 530 Main Street in the city of Niagara Falls, Niagara County, New York. The buildings are situated at the north end of the city’s small historic downtown, half a mile northeast of the Rainbow Bridge to Canada and City Hall, and a third of a mile east of the Niagara River. To the south, along Third Street, the downtown is primarily composed of two-story, early twentieth-century mixed-use and commercial buildings in a variety of styles, as well as a few mid-twentieth century buildings of similar scale. To the north and east, the area is largely residential, with homes dating to the late nineteenth and early twentieth centuries, and some commercial buildings from the middle of the last century. Southwest along Main Street, there are primarily open lots, either planted with grass or paved for surface parking. The buildings sit on a slight southwest-facing slope at the northwest corner of the oblique intersection of Main and Third streets, facing south and east. Two- and three-story buildings are present across the intersection. The Hall Apartments, a three-story mixed-use apartment/commercial building from the same era, abuts 530 Main to the north. The Hall Apartments has also been identified as individually significant and is being nominated to the National Register individually. A non-historic gas station is located west of 518-524 Main Street, across an unnamed alley.

The nomination includes three contributing resources: the three-story Sagamore Apartments at 530 Main Street (1926), the eight-bay Sagamore Garage (1926), and the one-story Sagamore Commercial Block with attached garages (1926-27), adjacent to the apartment at 518-524 Main Street). All of the buildings were constructed for Eugene C. Butler, manager of a long-time florist business on the site. The Sagamore apartment building was designed in the Tudor Revival style by architects Kirkpatrick & Cannon and constructed under the direction of general contractor John Cadzow. The matching Tudor Revival commercial block was also overseen by John Cadzow and masonry contractors Sinclair & MacKay.

The parcel on which the three buildings sit is an irregular shape, bounded by Main Street to the south, Third Street to the east, an alley to the west, and the east-west property of the adjacent building to the north. Because Main Street runs at an almost forty-five-degree angle southwest to northeast, the southwest corner of the parcel is formed by an acute angle while the southeast corner is formed by an oblique angle; the northern portion of the parcel is regular and right angled. The Sagamore Apartments occupies the northeast portion of the parcel, the Sagamore Commercial Block occupies the southwest portion, and the Sagamore Garages run along the west property line. The apartment building is the largest of the three and is centered on the oblique intersection of

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1 City of Niagara Falls Building Permit Card, dated June 19, 1926, Niagara Falls Permit Card Vault; City of Niagara Falls Building Permit Card, dated June 5, 1926, Niagara Falls Permit Card Vault; City of Niagara Falls Building Permit Card, dated January 12, 1927, Niagara Falls Permit Card Vault.
3 City of Niagara Falls Building Permit Card, dated January 12, 1927.
Main and Third Streets, following the shape of the intersection and built to the sidewalk. The length of the facade facing the street is approximately 126 feet long and the building is approximately 40 feet deep. Twenty feet to the south of the apartments is the commercial block, separated by a small rectangular patch of grass. This building runs ninety feet in length and terminates in a narrow, chamfered corner at the intersection of Main Street and the unnamed alley. It is approximately forty-five feet deep. The attached garages abut the north end of the commercial building and extend north from the rear of the commercial block for ninety-four feet and stop forty feet short of the northern property line. At the northwest corner of the parcel is the standalone eight-bay Sagamore Garage, which measures seventy feet east-west and twenty feet deep. The interstitial space between these three buildings forms a sort of courtyard of irregular shape at the center of the parcel, enclosed by the rear of the apartments, commercial block, and garages. Between the two sets of garages, there is a wide opening used as a driveway and paved with concrete. The remainder of the inner "courtyard" is a mixture of grass and concrete sidewalks with two mature trees providing shade where a greenhouse was once located.
Figure 1: The Sagamore Apartments and Shops, showing the Sagamore (blue; 1926), garages (orange; 1926), and commercial block (green; 1927). In the 1970s, a portion of the northern garage was converted into livable space and connected to the Hall Apartments in the adjacent parcel. The greenhouse was lost to fire in 1970.
The Sagamore Apartments
530 Main Street
Date of Construction: 1926
Architect/builder: Architects Kirkpatrick & Cannon and builder John Cadzow

*One contributing building*

The three-story Sagamore was built in 1926 in a Tudor Revival style with walls of brick accented in cast stone. Facing the corner of the intersection of Main and Third streets, the Sagamore features a large commercial storefront at the center of the first floor, while the remainder of the building is occupied by twenty-four apartment units. Few changes were made to the apartments until 1970, when a serious fire broke out, consuming all three floors and completely destroying the greenhouses attached to the rear of the building. Photographs of the building after the blaze show a largely hollow shell with no roof, and newspapers reported that the rear of the third floor had collapsed.\(^4\) Shortly after, the interior was rebuilt to match the original floorplans and it appears that some original fabric may have survived at the northwestern end of the upper floors, where arched openings divide the living areas. The exterior and first-floor commercial space, however, were largely untouched by the fire and both retain a high degree of integrity to their original appearance and materials. The apartment was re-opened after the interior repair work but is currently vacant.

**Exterior**

The building sits on an oddly shaped lot formed by the oblique angle of Main and Third Streets and so does not have a regular footprint. It is trapezoidal in shape and the primary facade is faceted into three planes, one facing Main Street, one facing Third Street, and one facing the intersection. The center plane, or portion, which faces the intersection, is more articulated than the flanking wings which face Main and Third streets and it contains the single commercial space at the first floor. The flanking wings to either side are symmetrical, and each contains an entry into the apartments which occupy the rest of the building area. The rear of the building follows the shape of the front, creating a faceted courtyard behind. The structure is steel frame with masonry infill. Red brick is accented with cast stone at the front and visible sides, and hollow clay tile at the rear. Original steel windows are present only at the basement, and those at the main floors are multi-light aluminum replacement units made to resemble the originals. Above, the building is capped by a flat roof and tall brick parapet.

United States Department of the Interior  
National Park Service  

National Register of Historic Places  
Continuation Sheet  

The Sagamore Apartments and Shops  
Niagara County, New York  

Facade (East and Southeast Elevations)

As indicated above, the primary facade is tripartite and composed of an articulated center portion facing the intersection with a canted, less articulated wing to the north and the south. The center portion is composed of a wide center bay with a narrower bay to each side. At the first floor, a wide opening with a Gothic arch takes up the center bay and has full-height aluminum storefront glazing at the lower portion with a blind panel within the arch. The opening is framed in molded cast stone and quatrefoil tracery panels are located above the shoulders of the arch. The adjacent narrow bays are quoined from top to bottom, and at the first floor each contains a single door opening wrapped with a flat cast-stone frame, terminating at the spring line of wide central arch. A stone plaque bearing the letter "B" is set into the brick above each entryway. The first floor is capped by a flat frieze and cornice. At the second and third floors, the brick of the center bay is laid in a diamond pattern with darker, almost black bricks, picking out the pattern. A wide opening with quoined stone trim is centered at the first floor just above the cornice and contains a string of four narrow windows. A slightly smaller opening with a simple lugged sill and soldier coursed brick lintel is present at the third floor and holds a pair of wider windows. The narrow bays to either side have a very small double-hung window at each floor set into a simple opening with lugged sills and soldier coursed brick lintels. A second, smaller cornice runs above the third story and a tall parapet with a stone coping caps the elevation. The parapet is red brick at the center, but over the narrow bays it features a large, geometrically carved panel of stone with quoined edges and a pair of tall finials.

The north and south wings framing the center portion are mirror images of each other. Each is five bays wide and wrapped by a flat belt course of stone above the first story at the same height as the center portion, with the same cornice and parapet above the third story. A Gothic-arched opening located at the first floor of the center bay in each wing features a slightly recessed non-historic door, a transom within the arch, and a molded stone casing with quoins. Above these entrances, at the second and third floors, there is a square window opening with a small decorative iron balcony below the sill. The bays to either side contain a single larger window opening at each floor. In the bays abutting the center portion of the facade, a very small window opening matching those within the narrow, quoined bays is present at each floor. At the far end of each wing, the final bay is quoined along the outside edge and features a single window opening at each floor, matching the size of those arranged above the Gothic-arched entry doors. Each of the window openings on the wings has a simple lugged stone sill and a soldier-coursed brick lintel.

West (side) Elevation

The west elevation of the building is executed in red brick to match the facade. It is wrapped by a flat stone belt course at the first and third stories, as well as the parapet, and is quoined along its eastern edge. This elevation is mostly blank except for two small windows at the center of each story.
North (side) Elevation

The north side of the building abuts the Hall Apartment and, as a result, is not visible.

Rear Elevation

The rear elevation is canted, with a central portion flanked by wings facing west and northwest. It is built of hollow clay tile and has regular window openings at each floor, with larger openings present at the first story. A door opening with a non-historic metal entry door is present at grade at the second inside bay of each of the wings. At the center bay, there is a projecting, single-story brick volume with a flat roof that was an original component of the commercial space and once led to the attached greenhouses at the rear of the building that were destroyed by fire in 1970. The original west-facing arched entryway has been infilled with concrete masonry units, leaving a small window opening that is boarded. The projection also has an arched window opening on its south side with an original, multi-light wood window. North of the projection, a door opening and a window opening at the first story of the northern wing have also been filled in with concrete masonry units. The remaining window openings on the ground story have lugged stone sills and soldier-coursed brick lintels. Above the projection, in the central portion, there are two bays of window openings with stone sills and flat metal lintels. The remaining window openings in the upper stories of the wings vary in size, but also feature stone sills and flat metal lintels.

Interior

At the interior, the building contains seven apartment units and a commercial space on the first floor, and nine apartments on each of the two upper floors. On the first floor, the commercial space is accessed by two doors on the primary facade and extends, wedge-shaped, through to the rear of the building. Four apartment units are located in the south wing and three units are located in the north wing, clustered around small central entrance hallways leading from the front entry doors in each wing, one on Main Street and one on Third Street. On the second and third floors, a central corridor runs through the building with apartments arranged to each side. Vertical circulation is provided by two stair halls centered on the rear (western) wall of each wing that service all floors of the building. Each stair is wood with a closed stringer, simple wood balustrade composed of square spindles and a molded wood handrail, and a slim square newel post inset with panels on each side.

First Floor

The commercial storefront at the first floor is generously sized and very well-lit by the large windows across the front. Its finishes are largely non-historic and consist of gypsum walls with a flat gypsum ceiling and plywood at the floors. On the south wall, an original cast-stone fireplace surround remains in place. At the rear of the space, there is a small alcove which holds a plaster water fountain that is built into the wall, an element that was once a feature of the flower shop that originally occupied this space.

The original floorplan of the building is largely intact; however, the apartment units and corridors were rebuilt after the 1970 fire and, as a result, finishes here date to the 1970s. On the first floor, there are six one-bedroom apartments. Each apartment unit is unique in shape due to the building's irregular footprint and all were originally quite small. The layout has not been divided or consolidated. Each unit consists of a living room measuring approximately eighteen feet by twelve feet and a bedroom two-thirds of this size with a small closet and bathroom. Typical to the era, the apartments do not contain a separate room for the kitchen but instead incorporate a wide, often tiled, alcove in the wall which held counter space, sink, and small appliances. In each space, the walls and ceilings are gypsum, with a simple, stained wood base at the floor and matching casings with flush wood veneer doors. The window openings are not cased out with wood and are simply framed in finished drywall with a flush sill. A previous owner began some remodeling work and, as a result, the floors are largely exposed plywood sub-floor with linoleum in some locations and tile at the bathrooms.

Second Floor

On the second floor, five units are located on the east side of the central corridor and four on the west side. The units at this floor are slightly different from those at the first floor as they vary in size. At the center of the building, where the walls are angled, there are five small studio units which include just a living space with a bathroom and some closets. Two of the loft apartments on this floor also incorporate a small nook off to one side of the main room, articulated with an arched or flat opening instead of the alcove in the one-bedroom units. In the wings, the apartments are larger one-bedroom units similar to the first floor. The largest units are at the two rear corners, where the area above the stair was incorporated as a small eating nook framed by an arch. The finishes at the second floor match those below and there are gypsum walls and ceilings throughout with simple stained base, casings, and doors, and some 1970s-era tiling remaining at the bathrooms and kitchen alcoves. The corridor at the second floor also features gypsum walls and ceilings with the same wood trim, and plywood at the floors where the previous carpeting was removed.
National Register of Historic Places
Continuation Sheet

The Sagamore Apartments and Shops
Name of Property
Niagara County, New York
County and State

Section 7 Page 8

Third Floor

The third floor is identical to the second floor in regard to unit floorplan, finishes, and condition, with five irregularly shaped loft apartments and four one-bedroom apartments finished with 1970s materials. Like the first and second floors, the unit floorplans have not been altered from their original layouts.

The Sagamore Commercial Block
518-524 Main Street
Date of Construction: 1926-1927
Architect/builder: John Cadzow and Sinclair & MacKay
One contributing building

The Sagamore Commercial Block was built in 1926 and 1927. It is composed of a wide, single-story building in a modestly Tudor Revival style constructed in 1927 to match the facade of the adjacent Sagamore apartment building and an attached run of seven garage bays at the rear that were built in 1926. The commercial block is faced in red brick with cast-stone accents and quoining. Originally, the building contained four commercial units and since then its construction has housed a number of small local businesses. Over the course of its history, the storefronts themselves have been updated and the commercial spaces have been combined to form one very large unit and a single smaller one. However, the four defined storefronts remain. The building has been vacant for many years now but remains in good condition. It retains a majority of its exterior integrity and at the interior retains the location of the original entries and original demising walls.

Exterior

The building is nearly rectangular in shape, with a steeply angled western wall to account for the property line formed by the unnamed alley to the west. The southwest corner of the building is also canted slightly to face Main Street. It is constructed of brick and hollow terra-cotta clay tile with red brick at the facade and canted corner, and clay tile at the remaining elevations. Main Street slopes downward slightly to the southwest and so the building has a sloping grade from east to west across the primary facade.

Facade (South and Southeast Elevations)

The primary facade contains four storefronts. Across the base of the building there is a concrete foundation of knee-wall height that gradually increases in size as Main Street slopes to the southwest. The edges of the building are articulated with cast-stone quoins of varied size, while the top is wrapped by a soldier course of brick and a simple cast-stone cornice. The group of three storefronts to north are each quite similar and consist of a wide opening framed in cast-stone quoins at the sides and a flat cast-stone frieze across the top. Each
retains what appears to be the original recessed entry to the commercial space at one end of the openings. In the remainder of each opening, there is a knee wall clad in tile with clear glazing and a solid transom panel above, all of which are non-historic. The brick facing and cast stone cornice wrap around the north corner to form a small bay facing north with a large window opening fitted with plate glass. To the south, the final commercial bay is different. The opening is framed in cast-stone quoins but is slightly shorter and is divided into a single door entry in the center with a large window opening to either side. The doorway is surrounded by a heavy frame of cast stone incised with voussoirs across the top and incised about each window to resemble a heavy stone lintel. Across the base of each window there is a short knee wall clad in tile matching the other storefronts. The door opening holds a fully glazed aluminum door and each of the window openings is fitted with plate glass. At the canted corner just to the south, there is a single window opening with a matching knee wall and plate glass.

The remaining elevations of the building, where they can be seen, are simple, unpainted clay tile with no openings. At the rear of the building, a long seven-car garage that preceded the construction of the commercial block by a year is attached to the building and projects north along the alley, facing west. The garage is very simply built and has perimeter walls of hollow clay tile and a flat roof. Most of the stalls are faced in non-historic painted sheathing and have either no door or non-historic overhead doors, but three of the stalls retain original paneled sliding wood doors in somewhat poor condition.

**Interior**

At the interior, the commercial block contains four modest storefront spaces, all of which have been empty for some time. Each is a single, large, open volume, rectangular in shape, running front to back and has a concrete floor, plaster at the perimeter walls, and exposed structure at the ceilings. Each space is lit by the storefront windows along the front. The three northernmost spaces have a recessed, canted entry at one side of the front-facing wall with a run of storefront windows occupying the remainder. The southernmost space is lit by the two front windows, front glazed door, and the additional window on the building’s canted face and so it has the greatest natural light, in addition to the highest ceilings because of the slope of the grade. At the rear wall, each space appears to have had a large door opening to either the exterior courtyard or the garages, but these have since been filled in or boarded over. Currently, the three southernmost spaces have been interconnected with one another by means of wide door openings (as yet unfinished) at the demising walls. These spaces also have wood stud framing against the walls and wood platforms at the floors to create a consistent floor level as the previous owner had begun some remodeling at these spaces. In the northernmost commercial unit, there is gypsum at some of the walls and at the ceiling over the original plaster as this space was the one most recently in use. The attached seven-bay garage at the rear of the building is very utilitarian at the interior and each bay features concrete floors, exposed structure at the ceiling, and a mix of clay tile and wood walls.
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property
The Sagamore Apartments and Shops

County and State
Niagara County, New York

The Sagamore Garage
530 Main Street
Date of Construction: 1926
Architect/builder: John Cadzow

One contributing building

A 1926 freestanding eight-car garage is located at the rear of the Sagamore apartment building, facing south. The eastern half of this garage abuts the Hall Apartments on the adjacent parcel to the north and the other half extends to the west. The end walls, rear wall, and some dividing walls between the stalls are hollow clay tile. The south-facing elevation originally consisted of wood posts between the stalls, below a wood soffit and projecting eave running the length of the building. In the early 1970s, two of the middle bays were converted into a one-and-a-half-story addition to the Hall Apartments by raising the walls and adding a shallow gabled roof. This volume was then sheathed in vertical wood siding, as were the three remaining bays to the east, which remain garage stalls. Although historically associated with the Sagamore, this enclosed portion of the garage is now connected internally to the Hall Apartments and is not accessible internally to the garage bays to the east and west. Per National Register guidance, the nomination boundaries have been drawn to exclude this interconnected portion of the neighboring Hall Apartments, however, the remaining unenclosed components of the Sagamore garage are counted as a single building within the Sagamore Apartment complex because it was constructed as a single building and remained one building during the period of significance. The garage is in good condition.
The Sagamore Apartments and Shops, located at 518-524 and 530 Main Street, are significant as a group of interrelated buildings that are representative of early twentieth century mixed-use residential and commercial buildings in the city of Niagara Falls, Niagara County, New York. The property consists of a three-story apartment building with ground-floor retail, a stand-alone eight-car garage, and a one-story four-unit commercial building with an attached garage. Eugene C. Butler, a local florist, commissioned the three-story apartment building at 530 Main Street in 1926 as both a storefront for the family business and a personal residence, along with two multi-car garages and a new greenhouse (not extant). In 1927, the one-story multi-unit commercial building was constructed on the site, attached to one of the garages.

The property is locally significant under Criterion A in Social History for its association with growth and development trends in Niagara Falls during the early twentieth century, when the city emerged as an industrial center. The interwar years of the 1920s were a period of rapid economic growth and population expansion nationally that resulted in wealth accumulation for many Americans. Stable prices, growing population, and increased disposable income spurred risk-taking and investment, such as real estate development, by entrepreneurial-minded middle- and upper-class residents. The Butler family operated a nursery and floristry business on the site from at least 1886, when the immediate area was still sparsely settled. As the neighborhood around Main and Third street developed into a vibrant commercial and residential area, and apartment living gained an increased cultural acceptance, Eugene C. Butler capitalized on the economic success of his father’s florist business by constructing the mixed-used apartment building and commercial block. This transition from the earlier agricultural use of the land into a valuable piece of realty by the same family reflected the development trends occurring throughout Niagara Falls in the early twentieth century, as it grew from a bustling village into a large industrial city.

The buildings are also significant under Criterion C in Architecture as outstanding local examples of the Tudor Revival style in both commercial and residential contexts. Designed by architects Kirkpatrick & Cannon, the three-story Sagamore is a mixed-use building once typical of early twentieth century apartment development in Niagara Falls. The sophisticated Tudor Revival facade, which wraps around with elevations on both Main and Third Streets, helped to create a formal public image for both the building and the Butler family business on a prominent street corner in the city. While targeting a more modest income level than luxury apartments, the Sagamore, in its revivalist style, still displays the “timeless respectability” that investors created to appeal to

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6 City of Niagara Falls Building Permit Card, dated June 19, 1926; City of Niagara Falls Building Permit Card, dated June 5, 1926.
7 City of Niagara Falls Building Permit Card, dated January 12, 1927.
potential tenants. The Sagamore commercial block to the south was constructed in a matching style to clearly associate the two buildings and served not only Sagamore tenants, but also residents of a half-dozen other apartment buildings close by, as well as the single-family homes lining the surrounding streets. Although much of the historic fabric is gone from the interior of these buildings, their original floorplans are still legible and intact, and the exteriors of the buildings retain a high degree of integrity in regard to both materials and condition, with changes limited to the largely sensitive replacement of windows and doors.

The period of significance begins with the construction of the apartment building and garages in 1926 and ends in 1956 when Eugene C. Butler died, bringing the family-owned business and the city’s oldest florist to a close eighty years after its founding by his father E.A Butler. While florists continued to lease the main storefront in the building until a fire destroyed the rear greenhouses in 1970, the era during which the Butler family owned and operated the property encapsulates the architectural and social significance of the property. Together, the apartments and commercial units provide a connection to the early twentieth century development of Niagara Falls, when mixed-use buildings like the Sagamore and its associated shops served a growing population with diverse needs.

**Early History of Niagara Falls**

Although the falls have been a destination for Euro-American adventurers and tourists for centuries, it was not until the years leading up to the War of 1812, when brothers Augustus and Peter Porter led an effort to settle the Village of Manchester on the American side of Niagara Falls, that the area saw any significant settlement. The development of a transportation route and a tavern, and, later, the completion of the Erie Canal in nearby Buffalo, ensured a steady flow of settlers and tourists to the region thereafter.

While the falls signified American sublimity for many onlookers, the untapped potential of the Niagara River evoked industrial potential in others. The roots of industry in the area stretch back to the 1758, when French settlers under the direction of Daniel-Marie Chabert de Joncaire de Clausonne constructed a sawmill that drew...
power from the Horseshoe rapids. When Augustus Porter settled in the area, he directed the construction of a number of small industries that drew hydropower from the Niagara.

Progress in Manchester underwhelmed visitors during the first few decades of settlement, but the pace of industrial development accelerated throughout the latter half of the nineteenth century with local advances in the generation of hydroelectric power led by the Schoellkopf and Adams power plants. The promise of the power generated by these two plants (which became the Niagara Falls Power Company) ensured the preeminence of Niagara Falls as a location for industry.

In addition to industrial development, the early tourism economy spurred a variety of commercial enterprises around the intersection of Main and Falls streets prior to 1875. North of the Hydraulic Canal, residential buildings lined Third Street, Fourth Street, and the west side of Fifth Street. Few buildings existed east of Sixth Street and all that did were located south of Niagara Street at Falls Street. More than ten years later, the same patterns persisted.

In the two decades straddling the turn of the twentieth century, Niagara Falls experienced immense growth as manufacturing topped tourism as the leading economic generator for the city. Job opportunities and the promise of state-of-the-art technology attracted tens of thousands of immigrants to the city, which expanded its borders through a series of municipal mergers. The villages of Manchester and Suspension Bridge, a settlement north of the falls, merged in 1890 to form the City of Niagara Falls, resulting in a combined population of 9,000.

The E.A. Butler Florist Company

In 1888, the north end of Third Street remained on the outer limits of the settled part of the village. To the west, a significant amount of industry associated with both the Hydraulic Canal and the New York Central and Hudson Railroad tracks was located off of Second Street. To the south, the intersection of Third Street and the Hydraulic Canal showed the beginnings of a civic and commercial node. Although the land around Main and Third streets was moderately developed with dwellings, the only businesses nearby were E.A. Butler Florists at

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13 Stan Horab, Patricia Rice, and Tom Yots, “City of Niagara Falls,” in *Niagara County Bicentennial*, edited by Craig Bacon, Melissa Dunlap, Douglas Farley, Shirley Frombgen, Kellie Schiavone, and Patricia Tracy (Niagara County: Niagara County Historical Society, 2008), 118.
the northwest corner of the intersection, at the future site of the Sagamore, and a small grocer across Main Street.\(^\text{19}\)

The E.A. Butler Florist Company was founded in 1874 by Niagara County native Eugene A. Butler. Butler was born in Pendleton, New York, in 1846, two years before the incorporation of the Village of Niagara Falls.\(^\text{20}\) Around age ten, his family moved to a farm in Niagara Falls. Typical of Falls residents at the time, Butler worked as a farmhand and a teamster as a young man, later taking jobs at a paper mill and sawmill. When he was nineteen, his father purchased a farm across from the Niagara Falls Power House, and at the age of twenty-eight, Butler built his first greenhouse on the property, founding the E.A. Butler Florist Company. Shortly after, he constructed a dwelling and greenhouse at a property on Main Street south of Niagara Street, where he lived and operated his nursery and floristry business for nine years.\(^\text{21}\) Butler married Jane Peterkin, a Scottish immigrant, in 1869 and they had two sons: Fred C. in 1870 and Eugene C. in 1886.

Around the time the younger Eugene was born, E.A. Butler moved the business to the corner of Ontario (now Main) and Third streets.\(^\text{22}\) Mapping from 1888 shows a large greenhouse with a small office fronting onto the sidewalk of Main Street. A smaller greenhouse and stable were located at the rear, and a two-story house was adjacent to the north.\(^\text{23}\) E.A. Butler was the only florist and nurseryman in the city for nearly two decades until the annexation of Suspension Bridge Village in 1890 and the establishment of Niagara Falls as a city in 1892 brought four other floristry firms into the city boundaries.\(^\text{24}\) That year, the first streetcar line in the city was installed along Main Street, traveling past the greenhouses and increasing Butler’s potential customer base.\(^\text{25}\) By then, nearly all of the lots along Third Street had been developed for residences, and a second grocer, a butcher shop, and a pharmacy joined Butler on Main Street.\(^\text{26}\)

**Growth and Development in the Twentieth Century**

By 1900, around 19,500 people lived in Niagara Falls, and the commercial character of Third Street south of the Hydraulic Canal solidified as new building activity pushed out of the historic downtown and more retail enterprises opened around the intersection of Niagara Street.\(^\text{27}\) The small commercial intersection at Main and Third streets anchored by the Butlers grew as well, adding a furnace shop and hardware store. E.A. Butler’s

\(^{19}\) Sanborn Map Company, *Niagara Falls, Niagara County, New York*, 1888, Sheet 8.


\(^{21}\) Edward T. Williams, *Niagara County, New York; One of the Most Wonderful Regions in the World* (Chicago: J. H. Beers & Company 1921), 613-614.


\(^{25}\) Irwin, *The New Niagara*, 98.


\(^{27}\) Horab et al., “City of Niagara Falls,” 129.
younger son Eugene C. inherited both his father’s business acumen, and by 1906, the company was officially renamed E.A. Butler & Son.\textsuperscript{28} The business at 530 Main Street was advertised as the Exotic Gardens and offered floral arrangements, as well as decorative plants, trees, shrubs, and landscaping design.\textsuperscript{29}

The Butlers conducted large building campaigns at Main and Third streets between 1897 and 1914, including new greenhouses, carriage houses, and workrooms, demonstrating the prosperity of the business as the population of the city exploded.\textsuperscript{30} In 1909, the valuation of the city was over twenty-four million dollars, eight times its value in 1892, and the population had nearly quadrupled to 35,000.\textsuperscript{31} City Industrial Agent E. T. Williams described the way this influx of people redefined the demographic character of the city in a 1915 article for the \textit{Niagara Falls Gazette}, declaring that the population was “cosmopolitan, so far as race is concerned, and the strictly American portion hailed originally from many different states of the Union.”\textsuperscript{32} Developers and entrepreneurs, large and small, met the significant demand for commercial and residential amenities to accommodate the swelling workforce. Between 1911 and 1914, prices paid for building permits in the city totaled over four million dollars.\textsuperscript{33} Factory construction accounted for a significant portion of this total, but the acceleration of residential development contributed as well. In 1911 alone, estimates placed the number of new homes constructed in Niagara Falls at around 500 buildings. Authorities also invested substantial resources to rapidly provide adequate infrastructure. By 1915, the city had laid eighty-three miles of sewer lines, accompanying a major street paving campaign and the installation of electric streetlights and an electric streetcar system.\textsuperscript{34}

By 1920, the population of the city had increased to over 50,000 and a survey of buildings by the city assessor identified 8,860 houses, 5,957 apartment buildings, and 35 hotels.\textsuperscript{35} Nationally prominent companies, including Du Pont, the Carborundum Company, the Shredded Wheat Company (later Nabisco), and Niagara Falls Power Company, employed tens of thousands of people and facilitated several decades of strong economic growth and general prosperity.\textsuperscript{36} This growth, paired with infrastructure improvements, buoyed investor optimism and spurred speculative neighborhood development throughout Niagara Falls.

\textsuperscript{28} Williams, \textit{Niagara County, New York}, 613-614; Roberts Brothers Company, \textit{Niagara Falls City Directory for 1906} (Lockport: Roberts Brothers Company 1906), 88.

\textsuperscript{29} L.P. Waite & Co., \textit{Waite's Directory of the City of Niagara Falls} (Niagara Falls: L.P. Waite & Co. 1900), 97.


\textsuperscript{31} “Eighteenth Birthday of Niagara Falls,” \textit{Niagara Falls Gazette}, March 16, 1910.

\textsuperscript{32} E. T. Williams, “What Was Once a Mere Summer Resort Town is Now Thriving Industrial and Commercial Center of 36,000 People,” \textit{Niagara Falls Gazette}, May 1, 1915.

\textsuperscript{33} Williams, “What Was Once a Mere Summer Resort Town is Now Thriving.”

\textsuperscript{34} Williams, “What Was Once a Mere Summer Resort Town is Now Thriving”; “Phenomenal Growth of Niagara Falls,” \textit{Buffalo Courier}, 1910, Niagara Falls History -1939, Special Collections, Niagara Falls Public Library, Niagara Falls.

\textsuperscript{35} “Peep into the Past,” \textit{Niagara Falls Gazette}, March 11, 1954.

\textsuperscript{36} Horab et al., “City of Niagara Falls,” 129.
Eugene C. Butler and The Sagamore

After E.A. Butler and his wife Jane both died in 1922, his son Eugene C. Butler assumed the senior role in the company.37 Described at the time as “one of the city’s able and enterprising young businessmen,” the younger Butler inherited the company during a very strong economy.38 Throughout the 1920s, the city experienced increased wages, abundant disposable income, and stable prices for goods and service.39 The floristry business and its greenhouses were no longer on the outskirts of a bustling village but in the center of a highly modern cosmopolitan city, and the arrival of so many people to Niagara Falls looking for employment in the cutting-edge industrial sector resulted in a need for rental accommodations. These factors fueled real estate investment by entrepreneurial-minded property owners throughout the city, especially along Third Street, which witnessed the construction of a series of apartment complexes with ground-floor commercial space throughout the decade. Capitalizing on the success of his father’s business and the rapidly growing middle class, Butler decided to diversify his income by branching out into real estate development.40 A car accident badly damaged the existing buildings in April of 1922 and may have contributed to plans for significant changes to the property. After marrying thirty-two year old Helen L. Voght in 1925, the newlyweds immediately began expanding the family enterprises.41

In the spring of 1926, Butler demolished the dwelling and the greenhouses on the plot, and broke ground on the Sagamore Apartments on May 6.42 The initial building project included twenty-six apartment units, a ground-floor flower shop, twenty-one heated garage bays, and a new greenhouse at a cost of $75,000.43 Twenty local businesses had a hand in completing the building, principal among them the architects Kirkpatrick & Cannon and general contractor John Cadzow.44

The formal opening of the Sagamore Apartments occurred on November 22, 1926.45 One contemporary article in the Niagara Falls Gazette praised the design of the Sagamore: “In architectural design and quality of material, it is one of the most attractive buildings of this character in the city.”46 Another account admired the

37 “Church Worker’s Funeral,” The Buffalo Enquirer, May 12, 1922, 5.
38 Williams, Niagara County, New York, 613.
39 Smiley, “The U.S. Economy in the 1920s.”
40 Smiley, “The U.S. Economy in the 1920s.”
41 “Western New York Gossip,” The Buffalo Commercial, April 4, 1922, 8; New York State Department of Health, New York State Marriage Index 1925, Certificate No. 25136.
46 “Over 1,400 Building Permits Were Issued in 1926,” Niagara Falls Gazette, January 3, 1927, 23.
The building’s appearance, as well as the modern boiler system and the inclusion of in-unit Westinghouse electrical ranges and refrigerators that could make ice.47 The building featured mahogany trim and doors throughout, complementary Sargent hardware in the apartments, Truscon steel casement windows, and pre-aged, pre-weathered Agecroft brick in an English style intended to elicit an Old World feel. Murphy beds that folded up into the wall were present in some of the smaller units and bathrooms were outfitted with built-in toothbrush holders, glass receptacles, soap dishes, shaving strop holders, medicine cabinets, bathtubs, and towel racks. A laundry was located in the basement, along with separate storage rooms for each of the twenty-six units.48

In the flower store, the walls were stuccoed with a brush texture and the ceiling was ivory in color.49 Frigidaire units kept cut flowers fresh and readily available. The King Construction Company built the greenhouse, which could be accessed by patrons through the flower shop, past a small fountain.50 To complement their floral and nursery offerings, the Butlers unveiled a line of candy with the grand reopening of the business on November 22. Butler’s Fruited Liqueur Chocolates were made in collaboration with Mr. Ernesi Aronde, a Parisian confectioner, and came in exotic flavors like Malagas in fig syrup, Virginia kumquat, Spanish apricot, angelica in malted liquor, and Brazil nut crushed in fondant.51

Early the following year, Butler filed a permit for the construction of the one-story Sagamore Commercial Block adjacent to the Sagamore, listing John Cadzow and Sinclair & MacKay as the contractors.52 The building was designed to match the Tudor Revival style of the Sagamore and featured four shops, all of which were occupied by May 1927.53

Apartment Living in Niagara Falls

The concept of the apartment building was common in Europe long before it became socially acceptable in the United States. As apartment living gained popularity in the United States in the early twentieth century, apartments developed into a specialty design field. Prior to the late nineteenth century, multi-family residential buildings were generally associated with crowded tenement houses in cities like New York, and books like How the Other Half Lives (1890) exposed unthinkable conditions.54 However, as regulations curbed the most atrocious aspects of tenement houses, multi-family units appealed to the economic sense and shifting social

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52 City of Niagara Falls Building Permit Card, dated January 12, 1927, Niagara Falls Permit Card Vault.
54 Jacob Riis, How the Other Half Lives: Studies among the tenements of New York (New York: Charles Scribner’s Sons 1890).
norms of American society. As industrial cities like Niagara Falls fostered growing working and middle-class populations, apartment buildings in primarily residential neighborhoods offered an alternative to living in congested downtown districts.\(^5\)

Constructed in 1906, the Lochiel Apartments at Buffalo Avenue and Third Street were among the earliest apartments in Niagara Falls that catered to wealthier residents. An advertisement boasted its aesthetic inspiration as being “modeled after the big and fashionable apartment houses in other cities.”\(^6\) The novelty of the building type at the turn of the century is evident in the fact that the Niagara Falls city directory did not include a section for “apartments” or “flats” in 1911, despite the fact that multi-unit residential buildings catered to a working-class and middle-class clientele as far from downtown as Seventh Street. By 1916, however, the city directory listed twenty-seven buildings under the “Apartment Houses” headings, including the D & S Apartments at 404 Seventh Street and the Jeanette Apartments at 614 Niagara Street. While these apartments were located in mixed-used buildings, their unique names differentiated the residential use, a useful marketing tool.

The city directory reported thirty-six apartment buildings in 1920.\(^7\) That figure rose to fifty-seven in 1927, many of which were on Third Street.\(^8\) Although there were luxury apartments in the city, such as the 1925 Jefferson (NR 2004) at Third Street and Jefferson Avenue, other apartment buildings serving the rapidly growing middle class emerged. In 1918, several “medium priced flat dwellings” went on the market, and more followed in the 1920s: The Yates (460 Third Street), the Knack (466 Third Street), the Hall Apartments (which abutted the Sagamore at 552 Third Street), and the Murphy (215 Fourth Street), each using the practice of naming apartments, which became fashionable and “assigned distinction” to the buildings and their residents.\(^9\) These buildings were all modest apartments catering to middle-class residents.\(^7\)

The majority of apartments on Third Street were modest in size. The Tearney Apartments (463 Third Street), the Moore Building (451 Third Street), and the Yates each contained eight apartments. The Richard at 531 Third Street had ten units, the adjacent Hall Apartments had twelve, and the Park Place apartments at 723 Third Street had eighteen.\(^6\) The Sagamore, advertising twenty-six units, was one of the larger apartment buildings in the city at the time after a number of high-rise apartments like the eight-story Jefferson.

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55 National Register of Historic Places, The Wayne and Waldorf Apartments, Buffalo, Erie County, New York, National Register #14NR06575, Sec.8, Pg. 1.


57 Roberts Brothers Company, *Niagara Falls City Directory for 1920* (Roberts Brothers Company: Niagara Falls 1920), 473.

58 Roberts Brothers Company, *Niagara Falls City Directory for 1927* (Roberts Brothers Company: Niagara Falls 1927), 624-5.


Residents of the Sagamore Apartments

City directories and the federal censuses of 1930 and 1940 provide significant information about the occupants of the apartments. Directories from twenty years, between 1926 and 1956, were consulted, during which time more than 250 different individuals lived in the building. Early classified advertisements promoted expensive, cutting-edge amenities and maid services, which attracted an affluent class of renter despite the modest size of the rooms.62 Almost immediately after the grand opening, personal announcements of tenant’s vacations, marriages, and social engagements began to appear in the “Society News” section of the Niagara Falls Gazette.63

In 1930, the residents were largely young, well-to-do professionals with white-collar jobs. A third of the tenants were single, and, of the married residents, more than 20 percent were not recorded with their spouses, suggesting that at least some may have been living separately. Just over half of the tenants were men and the average age was thirty. All of the residents were white and spoke English, but 56 percent of the tenants were not born in New York, hailing from England and six different states (Connecticut, Vermont, Massachusetts, Michigan, Illinois, and Wisconsin).64

By 1940, the profile of the tenants had changed slightly. The average age rose twelve years to forty-two, and the majority of the residents were born within the state rather than outside of it, with others originating from Canada, England, Germany, Pennsylvania, Massachusetts, and Maine. In 1930, the average rent for a unit was $65 a month, but a decade later the rent had dropped a third to $43. Thirty percent of tenants were listed as married; however, not a single person was recorded as living with their spouse, and two people were described as divorced, still a relatively uncommon practice.65

No apartment vacancies were listed in the first four years of opening, despite a turnover rate consistently above 60 percent. Vacancies averaged less than 10 percent throughout the 1930s but jumped significantly after ownership of the building changed hands in 1937, with nine empty units recorded in 1939.66 Throughout the 1940s and 1950s there were large fluctuations year-to-year in vacancies from 4 to 38 percent. The longest-standing tenants were owners Eugene C. and Helen Butler, who lived in the building for twenty-nine and thirty-

64 1930 U.S. Census, Niagara County, New York, population schedule, City of Niagara Falls, Seventh Ward, Enumeration District 32-57, Sheet 7B.
65 1940 U.S. Census, Niagara County, New York, population schedule, City of Niagara Falls, Twelfth Ward, Enumeration District 32-104, Sheet 12B.
two years, respectively, and Newman Goldstein, who lived in unit 107 for more than thirty-two years. Goldstein was the president of General Advertising Service, Inc., Niagara Falls Neon Signs, Inc., and Samson Radio Sport Stores, Inc. Other residents of more than a decade included Harold A. Spencer, Hazel W. Guntner, Dunbar Meek, John A. Boyer, Ruth M. Gombacher, Frederick W Gray, and Adelaide Sammis.

These long-term tenants were atypical for the building and skew the average length of tenancy upward to five years. Fifty-five percent of residents stayed a year or less and 71 percent stayed less than two years. It appears that many of the residents used the Sagamore as a comfortable stopping point between buying homes or moving between towns. This idea is bolstered by the fact that every single tenant living in the building in 1958 had been living there in 1956, unseen before in a building that regularly had turnover rates of 30 to 60 percent. With the collapse of the local economy in the mid-1950s, tenants may have been unwilling or unable to move out of the building until the economic outlook improved.

The censuses reveal a variety of occupations held by tenants of the Sagamore. A review of thirty-two residents that were employed, both men and women, found that 25 percent were managers and supervisors of various businesses, 20 percent worked in office environments, and another 20 percent were teachers and nurses. Skilled industrial workers such as a metallurgist, a machinist, a chemist, and engineers also lived in the building. Traditionally lower-wage workers such as cashiers and custodial workers, including the apartment janitor and a cashier of the flower shop, were present, but uncommon.

Commercial Tenants at 518-524 Main Street:

In the first few months of 1927, Eugene C. Butler commissioned the construction of the one-story Sagamore Commercial Block to match the Sagamore Apartments. He filed a building permit for the building project on January 12, listing John Cadzow as the general contractor and Sinclair & MacKay as the masons.

An advertisement in the Niagara Falls Gazette on May 6 referring to the Sagamore Apartment Buildings listed the tenants occupying each of the four storefronts: Frank H. Cotton All-Wool Tailor occupied 518 Main Street; the Sagamore Market occupied 520 Main Street, W. P. Baker Jr. Insurance occupied 522 Main Street, and Rising’s Furniture and Funeral Parlor occupied 524 Main Street.

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67 Roberts Brothers Company, *Niagara Falls City Directory for 1936* (Lockport: Roberts Brothers Company 1936), 308.

68 1930 U.S. Census, Niagara County, New York; 1940 U.S. Census, Niagara County, New York.

69 City of Niagara Falls Building Permit Card, dated January 12, 1927.

518 Main Street

Frank H. Cotton All-Wool Tailor originally occupied the storefront at 518 Main Street. In 1934, the Campbell Salad Shop opened in the storefront, but, by the end of the year, George Wilson began operating Wilson’s Cleaners and Dryers in the space. He operated there until 1942, when a souvenir shop called the Little Flower Shop opened in the storefront. The shop moved within a year, and Fred B. Peck opened a camera and radio shop that he operated on location until his death in 1959.

520 Main Street

M.S. Trubinsky’s Sagamore Market originally occupied the storefront at 520 Main Street. Advertisements in the classified section of the Niagara Falls Gazette listed the market for sale between 1930 and 1933, and in 1935, William Walters ran his campaign for ward supervisor from a headquarters set up at 520 Main Street. The following year, a shop devoted to the sale of Wurlitzer keyboard instruments opened in the storefront and occupied it until 1938. Between 1942 and 1948, Leonard Insalaco operated a barber shop in the storefront, and by the following year, Tom Federico Sign Company occupied the space. Tom Federico Sign Company operated at 520 Main Street until at least 1964.

522 Main Street

W. P. Baker Jr. Insurance originally occupied the storefront at 522 Main Street. The following year, W. P. Baker Jr. Insurance merged with the Woodward Agency, Inc., and relocated to 308 Niagara Street. From that point until at least 1968, 522 Main Street served as a location for a number of restaurants, including Charley’s Lunch and Waters and Brown Restaurant.

524 Main Street

Roy W. Rising’s furniture store and funeral parlor originally occupied the storefront at 524 Main Street. This was a not so surprising combination, as coffins were at one time sold by furniture companies. Later that year Rising formed the Leuppie-Rising Company with Bert W. Leuppie, and they operated as a funeral parlor until at least 1942 and as late as 1946, when the Charlotte and Leona Loomis opened a salon, which they later called the Char-Leone Beauty Salon, in the storefront. It is possible that Charlotte Loomis also lived at that address during this period of time. The Char-Leone Beauty Salon occupied the storefront until at least 1969.

Butler owned the commercial row until 1937, when the New York Life Insurance foreclosed on a mortgage and took possession of the parcel. New York Life Insurance remained the owners until 1944, when Frank A. and

Mary Pallone purchased it for roughly $80,000.\textsuperscript{72} Butler continued to live in the Sagamore after the foreclosure, operating the flower shop, serving as city councilman, and briefly serving a year as mayor in 1942. He died in 1956 at the age of 69 and was buried at Oakwood Cemetery.\textsuperscript{73}

\textbf{Tudor Revival Style and the Two-Part Commercial Block}

In keeping with the prevailing design advice of the time, many apartment buildings in Niagara Falls employed nods to different revival styles. The \textit{American Apartment Houses of Today}, published in 1926, implored designers to create a dignified facade but not to “adhere too rigidly to any one style or period.”\textsuperscript{74} In contrast to single-family homes, where the owner had full control over the aesthetic, apartment buildings needed to bolster broad appeal to a wide tenant base. Historical references conveyed a respectable identity to the building but did not overdo any particular style. The Sagamore Apartments and Shops is an excellent example of a commercial and residential building designed in Tudor Revival style. This style is often defined by half-timbering, steeply pitched roofs, and diamond-leaded windows; however, more modest examples characterized by masonry forms without half-timbering also exist, as the designers of these buildings used more restrained embellishments to suggest historical references and create buildings that were both decorative and more easily adapted to various locations and functions. The Sagamore apartment building also showcases the common early twentieth century urban form of a two-part commercial block, which describes the function and layout of space.

\textbf{Tudor Revival Architecture}

Tudor Revival architecture in America rose in popularity between 1890 and 1930 and the style became a widespread building mode for private homes, schools, universities, and occasionally commercial buildings, especially after 1920. Tudor Revival buildings were frequently built in suburban-feeling neighborhoods as the style evoked “rural quaintness” and conjured associations to the aristocratic and genteel society of the Tudor monarchy.\textsuperscript{75} Architecturally, Tudor Revival buildings are most easily identified by their use of half-timbering with stucco or lathe inset into exposed wood framing, steeply gabled roofs, prominently placed chimneys, and stone entryways. Windows in Tudor Revival buildings are often set in groups of three or more and windowpanes frequently exhibit diamond patterning. Leaded-glass windows are also a popular feature.

Many of these principal features are missing from the design of the Sagamore, but a combination of Tudor details makes it a clearly identifiable example of the style. The facade features rusticated, variegated brickwork using pre-aged, pre-weathered Agecroft brick, a product from the Medal Brick & Tile Company in Cleveland.

\textsuperscript{72} “Day by Day History of the City For 1944,” \textit{Niagara Falls Gazette}, December 30, 1944, 19.

\textsuperscript{73} “Eugene Butler, Ex-Falls Mayor Succumbs at 69,” \textit{Niagara Falls Gazette}, February 20, 1956, 5.

\textsuperscript{74} R.W. Sexton, \textit{American Apartment Houses of Today} (New York: Architectural Book Publishing, 1926), XIV.

intended to elicit an Old-World feel.\textsuperscript{76} Stone quoining gives the buildings a quaint and homely look, while the stone door surrounds and diapering above the wide display window of the Sagamore flower shop provide a refined image for the business at a prominent corner. The current multilight windows of the Sagamore are replacement sash; however, they are similar to the steel casement windows that were original to the building. Other Tudor Revival elements include the Gothic arches of the display window and apartment entrances and the variation in size of openings, including very small windows. The belt courses, frieze, finials, and flat roof are classical elements that depart from the Gothic influence but complement the buildings and illuminate the blending of stylistic elements that designers from this period desired.

In Niagara Falls, many of the surviving examples of Tudor Revival are in suburban neighborhoods outside of the city core that were being developed in the 1920s, where large lots with generous setbacks appealed to the picturesque. Single-family homes are far more common in the style, with many examples along Orchard Parkway, College Avenue, and Michigan Avenue; however, there are multi-unit residential Tudor Revival buildings in the city. The Stratford Arms (1927) is a large apartment complex at 565 Seventh Street that features half-timbering, dormers, and a steeply pitched roof. Schoellkopf Hall (1929), a former dormitory for DeVeaux College at the far northern end of the city, is a stone example of the style. A very similar urban example is the Young Men’s Christian Association of Niagara Falls (1924), 1329 Portage Road, with its variegated red brick facade, stone quoining, and lancet-arch door surround.

\textit{Form: Two-Part Commercial Block}

Identified by architectural historian Richard Longstreth, the two-part commercial block is one of the most common typologies in urban locations dating to the late nineteenth and early twentieth centuries.\textsuperscript{77} Buildings of this type are typically two-to-four stories in height, and the design of the facade visually differentiated the functions of different portions of the building, generally between the first-floor retail and upper floor residential. In the Sagamore, this division is accomplished not only by the belt course between the first and second stories, but also by the quoined, narrow bays that flank the commercial unit. Two-part blocks were well-suited to neighborhood retail locations, such as the intersection of Main and Third Streets, which was highly visible and easily accessible via streetcar, and pairing commercial and residential functions on major thoroughfares provided a variety of income sources to the building owner.

Inside, the layout of the Sagamore follows best practices for apartment design. Two staircases and northern and southern entrances allowed residents private access to the building away from the bustle of the flower shop, while providing the retailer a formal and distinguished storefront. The ground-floor commercial space cannot be

\textsuperscript{76}“Change Name of Brick to Agecrost,” \textit{Brick and Clay Record} 65, April 19, 1924, 271.

accessed from the interior of the building, but at one point led through it to the rear greenhouses. This rear entrance was infilled after the 1970 fire.

Despite the loss of much of the original interior fabric due to the fire, nearly all of the apartments retain their original layouts. The apartments range in size from single-room lofts to larger one-bedroom units, and the layouts are highly variable due to the obtuse angle of the building. Some apartments feature separated kitchen and dining areas, while others have a single room for living, dining, and cooking, with an inset kitchen area on one wall of a large main room. The variability of the layout may explain why some tenants were observed shifting to different units in the building over the years to meet their needs and tastes.

The two sets of garages demonstrate the growing importance of automobiles to the middle class, even in an urban location with ease of access to goods and service on foot and via streetcar or bus. The garages at the rear of the commercial block are in generally poor condition, but the stand-alone Sagamore Garage behind the Sagamore Apartments is in good condition. The two center bays of the garage were converted into livable space in the 1970s after the fire and are now part of the Hall Apartments on the neighboring parcel, from which the interior space is accessible. Although historically associated with the Sagamore, this portion of the garage is no longer part of the property as it has been interconnected to the Hall Apartments at the north and is not accessible from the Sagamore property.

Despite these changes and the loss of historic fabric on the interior of the Sagamore Apartments and the Sagamore Commercial Block, the floorplans are still intact, and the exteriors are in excellent condition, providing a largely complete depiction of the retail space and of middle-class apartment living as the buildings were originally designed.

Architects: Kirkpatrick & Cannon

Norton H. Kirkpatrick (1889-1934) was born in Canada and trained at Cornell and the Ecole des Beaux-Arts in France before opening an office in Niagara Falls in 1915. In 1920, he teamed up with Will Alban Cannon (1891-1965). Cannon was a Niagara Falls native who had earned a degree in architecture from the University of Pennsylvania in 1916. The firm quickly became local leaders in the architectural field and were awarded important projects such as City Hall and the Carborundum administration building on Buffalo Avenue. Other well-known projects by the firm were the First Unitarian Church (1921) at 639 Main Street, St. Mary’s Nurses Residence (1927) at 542 Sixth Street, the Ripple Building (1921) at 717 Main Street, and the Jefferson Apartments (1925; NR 2004) at 250 Rainbow Boulevard, all of which also drew on revival styles.78

The partners were proficient in the stylistic trends that were popularly applied to commercial and multi-unit residential architecture across the United States and many of their designs during this period reflect an emphasis on Classical Revival styles. Kirkpatrick and Cannon designed the E.A. Kinsey Auto Company building at 1302 Main Street in the Spanish Colonial Revival style in 1929. Although the team designed two other buildings in this style in the city (503 Third Street in 1923 and 469 Third Street in 1924), the Kinsey Auto Company building is the finest example of this style in the city. Kirkpatrick died in 1934 and Cannon went on to form Cannon, Thiele, Betz & Cannon in 1945 with Will Alban Cannon Jr., Charles Thiele, and Anthony Betz (the last of whom lived briefly in the Sagamore in 1940). John D. Cannon joined the firm in 1950. Will Cannon Sr., died in 1965, but his company persisted, employing over one hundred employees by the 1960s and changing its name to the Cannon Partnership. The firm is now known as CannonDesign and has evolved from a traditional architecture and engineering firm into one of the most integrated design practices in the world.

 Builders and Suppliers

Significant information is available concerning the various contractors and material suppliers involved in the construction of the buildings. In addition to the architects, all three buildings were overseen by general contractor John Cadzow. Cadzow moved to Niagara Falls from Canada as a child and worked as a carpenter for many years before starting his own contracting firm in the 1920s.

The masonry work for the exterior of the buildings was done by local contractors Sinclair & MacKay and the King Construction Company of North Tonawanda built the greenhouses (not extant). A.J. Snyder was the tile and marble contractor and Niagara Electric Service Corporation installed the Westinghouse. Dooher and Seager were the plumbing and heating contractors, along with Dunham Heating Service, and William Yarwood installed the automatic stokers for the boiler system. J.M. Connelly was the general painting contractor.

Lumber, millwork, and Celotex insulation were provided by Haeberle Lumber and the R.H. Wiggal Cut Stone Company supplied all of the cut stone. Glass and mirrors were furnished by the Dwelle-Kaiser Company of Buffalo and Elderfield-Hartshorn Hardware Company supplied all of the electrical wire and the Markel

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79 Walter Richard Wheeler, “Downtown Genesee Historic District, City of Utica, Oneida County, New York,” May 10, 2018, Section 8, 92-93.
82 “Funeral of Architect Will Be Held at Lewiston Heights,” Buffalo Courier Express, May 26, 1934, 22.
84 “John Cadzow,” Niagara Falls Gazette, November 20, 1926, 22.
Lighting Filaments. Sargent’s Artistic Hardware was installed in the apartments, McKinney’s Wrought Iron Hardware was used in the flower shop, and Richard-Wilcox Hardware was used for the garages. Empire Builders Supply Company supplied everything else, including the Frigidaire Refrigerators and the Westinghouse ranges.86

Subsequent History: Post-1956 Uses of the Building

In 1956, after decades of prosperity, the spectacular collapse of the southern two-thirds of the Schoellkopf power station caused $20 million in damages and precipitated a major disaster in Niagara Falls. The loss of their main power source crippled Niagara Falls’ industrial plants and the incident initiated a series of factory closures that devastated the local economy. Between 1958 and 1963, the city lost one-third of its factory jobs. As people lost jobs without the prospect of new local employment opportunities, they moved away, and the city saw population numbers decrease from a peak of over 102,000 people in 1960 to 85,000 in 1970.87

The 1956 power station disaster coincided with Eugene C. Butler’s death the same year. Directly following his passing, the Butler & Son Florist Company merged with McDonald Florists (operated by Bruce McDonald), which was formerly located at 409 Third Street. The 1959 directory is the first to list McDonald-Butler Florist at 530 Main Street. Robert McDonald inherited McDonald-Butler Florists from his father Bruce’s death, and the business occupied the storefront until 1970.88 Limited data is available on the tenants of both the residential and commercial spaces after 1960. In the commercial block, a laundry service occupied 518 Main Street between 1959 and 1969, and afterward served as a branch location for H&R Block. The Tom Federico Sign Company continued to operate at 520 Main Street until at least 1964. The Clifton Restaurant occupied 552 Main Street from 1958 onward and the Char-Leone Beauty Salon continued to occupy the storefront at 524 Main Street until at least 1969.

In the early morning hours of February 20, 1970, a large fire broke out in the Sagamore. The origin of the fire was not reported, but it caused significant damage to the Sagamore, and the adjacent Hall Apartments had to be evacuated. The fire killed two tenants, injured at least thirteen others including three first responders, completely destroyed the greenhouses, and inflicted at least $250,000 in damage to the apartment building.89 Although the commercial spaces were not damaged, without the greenhouses, McDonald-Butler Florists was forced to vacate the building. The Pallones, who owned both the Sagamore and the neighboring Hall

Apartments, repaired the damage to the Sagamore and converted a section of the rear garage into livable space attached to the Hall Apartments. Their son, Dr. Frank A. Pallone Jr., owned the property until his death in 2018. Although tenancy of the apartments remained strong in the 1950s, this stability would decrease, as the economic woes of the city spread out amongst even the wealthier and more educated citizens and demolitions began taking place along the once prosperous and well-to-do Third Street. At an unknown date, both the apartments and the commercial spaces were closed. Today, all of the buildings are vacant.

Summary

The Sagamore Apartments and Shops consists of three contributing, historically associated buildings; the 1926 three-story Sagamore Apartments, the one-story 1926-1927 Sagamore Commercial Block, and the 1926 multi-bay Sagamore Garage. The Sagamore Apartments was designed by architect Kirkpatrick & Cannon in the Tudor Revival style, and all three buildings were constructed by general contractor John Cadzow and masons Sinclair & MacKay. The period of significance begins with the construction of the Sagamore Apartments and the Sagamore Garage in 1926 and ends with the death of Eugene C. Butler in 1956. Butler was the last member of his family to run the florist business that funded the speculative development of the apartment and shops at Main and Third Streets, and his death coincides with the power plant disaster that precipitated the economic decline of Niagara Falls and subsequent decline of the buildings.

The property meets Criterion A in the area of Social History for its association with the history of the rapid development and industrialization of Niagara Falls in the first half of the twentieth century. The E.A. Butler & Son Florist Company, one of the longest-running florists in Niagara Falls, operated at this location for more than eighty years, and the complex mirrors a broader trend of development on Third Street in the 1920s, as the land transitioned from a rural agricultural use to an urban residential and commercial development. The property is also significant under Criterion C in Architecture as an excellent and intact urban example of a middle-class residential and commercial complex constructed in the Tudor Revival style. The exteriors possess a high level of architectural integrity and the intact layout of the interiors provide a significant amount of information about how primarily single middle-class people in the city lived. The Sagamore Apartments and Shops illustrates the development of commercial streets in an urbanizing neighborhood and continues to play an important role in the existing historic streetscape of downtown Niagara Falls.
The Sagamore Apartments and Shops

Name of Property
Niagara County, New York

County and State

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<table>
<thead>
<tr>
<th>Name of Property</th>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Sagamore Apartments and Shops</td>
<td>9</td>
<td>2</td>
</tr>
<tr>
<td>Niagara County, New York</td>
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**National Register of Historic Places**  
**Continuation Sheet**

**Name of Property**: The Sagamore Apartments and Shops  
**County and State**: Niagara County, New York

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
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<tr>
<td>9</td>
<td>3</td>
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</table>

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### National Register of Historic Places
Continuation Sheet

**Name of Property:** The Sagamore Apartments and Shops  
**County and State:** Niagara County, New York

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
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<tr>
<td>9</td>
<td>4</td>
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</table>

U.S. Census Bureau. 1930 U.S. Census, Niagara County, New York, population schedule, City of Niagara Falls, Seventh Ward, Enumeration District 32-57, Sheet 7B.

U.S. Census Bureau. 1940 U.S. Census, Niagara County, New York, population schedule, City of Niagara Falls, Twelfth Ward, Enumeration District 32-104, Sheet 12B.


Williams, E.T. “What Was Once a Mere Summer Resort Town is Now Thriving Industrial and Commercial Center of 36,000 People.” *Niagara Falls Gazette*. May 1, 1915.

Verbal Boundary Description

The boundary is indicated with a heavy line on the attached maps with scale.

Boundary Justification

This boundary contains all property historically and currently associated with the Sagamore Apartments and Shops with the exception of a section of the garage that is no longer part of the property. The entire district, including the apartment building, commercial block, and associated garage at 518-524 and 530 Main Street, are located in parcel #159.29-1-3 in the city of Niagara Falls, Niagara County, New York.
The Sagamore Apartments and Shops
City of Niagara Falls, Niagara County, New York

518–524 and 530 Main Street
Niagara Falls, NY 14301

Note: The Niagara County GIS tax parcel boundary appears to be inaccurate. Parcel 159.29-1-3 has been offset 1.48 m S 4° 13' 05" E to approximate the correct parcel boundary.
The Sagamore Apartments and Shops
City of Niagara Falls, Niagara County, New York

518–524 and 530 Main Street
Niagara Falls, NY 14301

Area: 0.37 ac

Coordinate System:
NAD 1983 UTM Zone 17N
Coordinate Units: Meter
Orthoimagery Year: 2021

Nomination Boundary
Additional Information

Photo Log:
Figure 2: Google Maps image showing the Sagamore Apartments and Shops in relation to the Niagara River, Niagara Falls State Park, Oakwood Cemetery, US Route 62 (Ferry Avenue), and State Route 104 (Main Street).
Figure 3: 530 Main Street in 1914 prior to the construction of the Sagamore Apartments and Shops, showing the greenhouses and home of E.A. Butler & Son (source: Sanborn Map Company, *Niagara Falls, New York*, New York: Sanborn Map Company, 1914, sheet 1).
Figure 4: The Sagamore Apartment Building in 1926 (source: “Public to View Sagamore Monday,” *Niagara Falls Gazette*, November 20, 1926, 20).
**National Register of Historic Places**

**Continuation Sheet**

<table>
<thead>
<tr>
<th>Name of Property</th>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The Sagamore Apartments and Shops</strong></td>
<td>11</td>
<td>6</td>
</tr>
<tr>
<td><strong>Niagara County, New York</strong></td>
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**Figure 6:** Eugene C. Butler (1925)

Source:
[https://books.google.com/books?id=zXIw6sN39j8C&pg=PA438&lpg=PA438&dq=%22E.A.+Butler%22+greenhouses+Niagara+Falls&source=bl&ots=1J_FT6jqOF&sig=ACfU3U1YycVPVJdwUnlVRZ6oi7Z7Nxx2Qg&hl=en&sa=X&ved=2ahUKEwjarq36hbL3AhVZoXIEHccBCjYQ6AF6BAgCEAM#v=onepage&q=%22E.A.%20Butler%22%20greenhouses%20Niagara%20Falls&f=false](https://books.google.com/books?id=zXIw6sN39j8C&pg=PA438&lpg=PA438&dq=%22E.A.+Butler%22+greenhouses+Niagara+Falls&source=bl&ots=1J_FT6jqOF&sig=ACfU3U1YycVPVJdwUnlVRZ6oi7Z7Nxx2Qg&hl=en&sa=X&ved=2ahUKEwjarq36hbL3AhVZoXIEHccBCjYQ6AF6BAgCEAM#v=onepage&q=%22E.A.%20Butler%22%20greenhouses%20Niagara%20Falls&f=false)
The Sagamore Apartments and Shops
Name of Property
Niagara County, New York
County and State

Section 11  Page 7
The Sagamore Apartments and Shops
Name of Property
Niagara County, New York
County and State

Section 11  Page 8
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Sagamore Apartments and Shops
Name of Property
Niagara County, New York
County and State

Section 11  Page 9
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

| Name of Property: The Sagamore Apartments and Shops |
| County and State: Niagara County, New York |

Section 11 Page 10
National Register of Historic Places
Continuation Sheet

The Sagamore Apartments and Shops
Name of Property
Niagara County, New York
County and State

Section 11 Page 11
The Sagamore Apartments and Shops
Name of Property
Niagara County, New York
County and State

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section  11  Page  12
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11  Page 13

The Sagamore Apartments and Shops
Name of Property
Niagara County, New York
County and State
National Register of Historic Places
Continuation Sheet

Section 11  Page 14

Name of Property
The Sagamore Apartments and Shops
Niagara County, New York
County and State
The Sagamore Apartments and Shops

Name of Property
Niagara County, New York

County and State

Lobby, Apt Building
The Sagamore Apartments and Shops
Niagara County, New York
County and State

Lobby
The Sagamore Apartments and Shops
Name of Property
Niagara County, New York
County and State
The Sagamore Apartments and Shops
Niagara County, New York
County and State
National Register of Historic Places
Continuation Sheet

Section 11 Page 19

The Sagamore Apartments and Shops
Name of Property
Niagara County, New York
County and State

Sample apartments
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 20

The Sagamore Apartments and Shops
Name of Property
Niagara County, New York
County and State
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Sagamore Apartments and Shops
Name of Property
Niagara County, New York
County and State

Section 11  Page 21
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11  Page 22

Name of Property
The Sagamore Apartments and Shops
Niagara County, New York
County and State
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 11 Page 23

The Sagamore Apartments and Shops
Name of Property
Niagara County, New York
County and State
Inside the commercial building
Name of Property: The Sagamore Apartments and Shops
County and State: Niagara County, New York