

## Supplementary Listing Record

NRIS Reference Number: SG100003153


Date Listed: 12/03/2018

Property Name: Bewley Building

County: Niagara

State: NY

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This Property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation

  
\_\_\_\_\_  
Signature of the Keeper

12/3/2018  
\_\_\_\_\_  
Date of Action

=====

Amended Items in Nomination:

Section 3 of the National Register nomination form is incomplete. The form should state that the property does meet the National Register Criteria. The corresponds with the attached cover letter.

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The NEW YORK SHPO was notified of this amendment.

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**DISTRIBUTION:**

**National Register property file**

**Nominating Authority** (without nomination attachment)

United States Department of the Interior  
National Park Service

563153



## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

### 1. Name of Property

historic name BEWLEY BUILDING

other names/site number \_\_\_\_\_

name of related multiple property listing N/A

### 2. Location

street & number 4 Market Street [ ] not for publication

city or town Lockport [ ] vicinity

state New York code NY county Niagara code 063 zip code 14094

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ 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 [ ] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide ☒ locally. ([ ] see continuation sheet for additional comments.)

R. Daniel Mackey  
Signature of certifying official/Title

10/3/2015  
Date

DS4PO  
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  
[ ] see continuation sheet  
[ ] determined eligible for the National Register  
[ ] see continuation sheet  
[ ] determined not eligible for the National Register

[ ] removed from the National Register

[ ] other (explain) \_\_\_\_\_

for Signature of the Keeper

[Signature]

date of action

12/3/2015

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

**5. Classification****Ownership of Property**

(check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**

(Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

1

Noncontributing

\_\_\_\_\_ buildings  
\_\_\_\_\_ sites  
\_\_\_\_\_ structures  
\_\_\_\_\_ objects  
1 **TOTAL**

**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)

COMMERCE/TRADE (business/office building)

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**Current Functions**

(Enter categories from instructions)

COMMERCE/TRADE (business/office building)

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**7. Description****Architectural Classification**

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS/Italian Renaissance

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**Materials**

(Enter categories from instructions)

foundation STONEwalls BRICK, STONE, TERRA COTTAroofing ASPHALT

other \_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets)

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

**8. Statement of Significance****Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **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.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all boxes that apply.)

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location
- ☐ **C** a birthplace or grave
- ☐ **D** a cemetery
- ☐ **E** a reconstructed building, object, or structure
- ☐ **F** a commemorative property
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

**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):**

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested. **NPS #38,245**
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by historic American Building Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☐ Other repository: \_\_\_\_\_

**Areas of Significance:**

(Enter categories from instructions)

Architecture

Commerce

**Period of Significance:**

ca. 1929 - 1966

**Significant Dates:**

1929, 1966

**Significant Person:**

N/A

**Cultural Affiliation:**

N/A

**Architect/Builder:**

Architect: Karl G. Schmill &amp; Sons

Builder: Bewley-Truesdale Construction

**BEWLEY BUILDING****Niagara County, New York**

Name of Property

County and State

**10. Geographical Data**Acreage of Property 0.82 Acres**UTM References**

(Place additional UTM references on a continuation sheet.)

1 1 7 687730 4782372  
Zone Easting Northing3                                
Zone Easting Northing2                                    4                                    **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 Jill Nowicki, Historic Preservation Specialistorganization Clinton Brown Company Architecture, pcdate August 9, 2018street & number 617 Main Street, Suite M303telephone (716) 852-2020city or town Buffalostate NYzip code 14203**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 locationA **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 &amp; 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:** 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

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 1

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

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**DESCRIPTION OF PHYSICAL APPEARANCE**

The Bewley Building is located on the northwest corner of the intersection of Market and Main Streets within the commercial center of the City of Lockport, Niagara County, New York. Lockport is the Niagara County Seat. The immediate vicinity consists of some remaining late-nineteenth century and early twentieth century commercial buildings, such as the Farmers and Mechanics Savings Bank Building on the southeast corner, but the area is predominately characterized by late-twentieth century contemporary commercial and civic buildings, as well as paved parking lots. The building sits on an irregular-shaped 0.74-acre lot bounded by Market Street to the east (front), a parking lot to the north (side), a driveway to the south (side), and an easement for the hydraulic raceway directly to the west (rear). The Bewley Building is perched on the escarpment, overlooking the Erie Barge Canal (NHL, 2016), which is directly to the building's northwest.

Constructed during 1928-1929, the Italian Renaissance Revival-styled building is an intact example of a red brick-faced, steel and concrete office building representative of fireproof commercial building technologies prevalent at the time of its construction. The five-story building was constructed on the foundation of two former opera houses, and their salvaged rubble stone wall is incorporated as side and rear wall construction of the Bewley Building. It was constructed by the Bewley-Truesdale Construction Company of Lockport to the designs of Karl Schmill & Sons. The Bewley Building was officially opened on March 9, 1929. The exterior retains a high level of historic integrity, with notable modifications limited to the ca. 1980 window replacement and minor storefront improvements. The interior of the building was designed as utilitarian, flexible retail and office spaces and has performed as such over the history of the building. The upper floors retain the original corridor and office suite layout.

Exterior:

The footprint of the building is irregular, aligning with the property lines. A small rectangular 1-story extension cantilevers at the rear of the building. The overall massing is broken up by two internal light and air wells; the north well is 10 bays x 2 bays; the south well is 5 bays x 2 bays. Each well is 4 floors tall set above the ground floor of the building and features yellow brick masonry. The building's fenestration is regular and are typically 1/1 double hung aluminum units. The flat roof of ballasted membrane roofing is in good condition.

*Southeast (Front) Façade:*

The main façade is a symmetrical 11-bay, 2-part, vertical block design. The lower 2-story portion of the building is characterized by the classically-inspired and heavily articulated precast stone panels with a denticulated cornice above the 2<sup>nd</sup> floor windows. The upper portion of the façade is, in contrast to the lower portion, a smooth wall of red brick only interrupted by the regular fenestration of simple rectangular window openings. Each window opening features a simple stone sill and is crowned by a jack arch with a contrasting cast stone keystone; all window units are 1/1 modern aluminum. Windows are subtly grouped in threes, with a

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 2

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

single window located aligned to the entrance, divided by an implied pilaster which reveals the structural steel skeleton of the building. A classically designed cast stone cornice crowns the building, accented by foliate plaques spaced above the implied pilasters. A small portion of a stone pilaster remaining from the Hodge Opera House remains at the southern edge of the façade, serving as the model for the new Bewley Building design.

The entrance to the building is centered on the main façade. The circular arched opening features a solid spandrel that has the words "Bewley Building 1928" engraved and a rope precast stone trim surround. A recessed pair of contemporary double doors with transom above is set in a rectangular opening with a classical surround. Flanking the entrance to either side are symmetrical bays of rectangular storefronts framed within the stonework. Each storefront bay typically features a centered and recessed entrance flanked by display cases of glass storefront windows on a red granite base. Simple rectangular signboards are set atop wedge canvas awnings.

*Southwest (Side) Façade:*

This elevation primarily features the rubble stone construction retained from the ruined former Hodge Opera House. Towards the street is a combination of contemporary brick and EIFS material, constructed in the location of where the former building to the west on Main Street abutted the former opera house. The regular fenestration primarily features rectangular openings with 1/1 double hung aluminum windows, three-over-three wood windows in segmentally arched openings are extant at the ground level. The window openings have been modified from the Opera House configuration when the floor levels changed from the opera house's four stories to the Bewley Building's five stories. The grade slopes from the street level down to the rear of the side elevation, allowing grade access from the basement.

*Northeast (Side) Façade:*

This elevation primarily features contemporary red brick, with precast belt coursing articulating floor levels, in the location of where the former three-story building to the north on Market Street abutted the Bewley Building. The top two floors are yellow brick with regular fenestration of 1/1 double hung aluminum windows.

*Rear Façade:*

This elevation primarily features the rubble stone construction salvaged from the ruined former Hodge Opera House contrasted to the yellow brick infill masonry which completes the footprint of the Bewley Building. The window openings within the rubble portion were modified from the Opera House configuration when the floor levels changed from the opera house's four stories to the Bewley Building's five stories. A small rectangular 1-story extension cantilevers over the steep grade leading down towards the Canal.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7 Page 3

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

Interior:

The building was designed as a business block in the city's mercantile district with the ground story serving retail use and the upper floors serving professional offices. The building's upper floors are accessed by a single switch-back, metal-pan egress stair, with simple metal balustrade with wood cap, and two non-ADA compliant passenger elevators. While the ground floor plan consisted of long, narrow retail spaces, the upper floors featured numerous offices, laid out in a sort of H-plan configuration along double loaded corridors, ringing the central light shaft. The Bewley Building's original office plan is intact including its double-loaded corridors, individual "cellular" office partitions, office entrance doors with transom, and inter-suite connecting passage doors.

*Basement:*

The basement is utilitarian and is used for storage and mechanical space. Foundation walls are the rubble stone construction of the former opera houses. The building's structure of steel columns, beams, and steel trusses supporting a concrete slab flooring system is exposed and visible at the basement level. Aside from the structure itself, there are no significant historic features and finishes at the basement level.

*Ground Floor:*

The interior of the ground floor was designed originally for use as flexible retail suites with a minimum level of interior finishes and remains as such. There are ten retail storefront units accessed from the street. The storefronts are primarily rectangular in plan and with a variety of buildout finishes. Each retail space is approximately 19'-6" wide by 43'-6" deep, as dictated by the building's steel frame bay. Floors are concrete, either painted or carpeted. Original demising walls and ceilings are painted flat plaster. There are limited contemporary drywall partitions, and where they exist they do not reach the full height of the original space. Several of the storefronts have contemporary suspended ceilings. Many of the retail storefronts still retain the original recessed entrance flanked by display windows of large plate glass windows and wood paneled elevated display plinths. Entrance doors are full light aluminum, likely replacing the original wood doors as part of the 1960s improvements.

A single double-loaded corridor runs from the main Market Street entrance west toward the elevator bank and central egress stair. This sole interior corridor features porcelain tile flooring, painted plaster walls with stone wainscot paneling, and a barrel-vaulted plaster ceiling. Interior retail access off the internal corridor is through paired, half-light doors set in arched-top surrounds. The layout and volume of the corridor are original, while the finishes were updated in the 1990s.

*Upper Floors:*

The interior of the upper floors was designed originally for use as flexible office suites with a minimum level of interior finishes and remains as such. The layout was carefully considered, so that each of the roughly 250-



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 4

**BEWLEY BUILDING**

**Name of Property**

**Niagara County, New York**

**County and State**

square foot offices had a view of either the canal, Market Street, or an air and light well. The layout of each of the four upper floors is identical. The interior office plan overall is a double loaded H-shaped corridor plan, arranged around the two light and air wells, with individual “cellular” offices subdivided based on the arrangement of structural bays and daylight openings. The corridors feature carpeted concrete floors, painted plaster walls, and suspended acoustical ceilings. A uniform rhythm of office entrance doors, which are half-light wood doors with transoms above within simple metal casings, articulates the corridor.

Each individual office “cell” is a utilitarian rectangular space. The typical office is a small 278 square foot rectangular space that measures 13’-0” wide by 22’-2” deep. Larger offices are present on each floor up to 595 square feet. The suites are interconnected by interior passage doors which allow the flexibility of sizing a suite of rooms to the needs of the tenant. Many of the original wash sinks, which were originally located in every office, remain. The office suites were originally built out with utilitarian materials, painted concrete floors, painted flat plaster walls and ceilings, with no decorative trim or detailing. These materials are largely extant underneath contemporary finishes of composition tile or carpeted flooring and suspended acoustic ceilings. New partition walls are constructed out of drywall material.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 1

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

**STATEMENT OF SIGNIFICANCE:**

The Bewley Building, located at 4 Market Street in Lockport, Niagara County, New York, is a locally significant example of an early twentieth century Italian Renaissance commercial building. It has served as a centerpiece and primary anchor for Lockport's commercial core for nearly a century. Built 1928-1929 to the design of Buffalo-based Karl G. Schmill & Sons, the building is an expansive 5-story brick and precast stone building and a focal point for the commercial and civic core of downtown Lockport. The Bewley Building is locally significant under Criterion A in the area of Commerce for its associations with the commercial development of Lockport. The Bewley Building has served as the anchor of downtown Lockport's commercial commerce for nearly a century, reflecting changing retail trends in the early the twentieth century from small-scale, locally-owned stores, to the arrival of national retail chains such as Sears Roebuck Co., to the eventual decline of retail and national chains in downtowns, all the while serving small business and professional offices. Additionally, the Italian Renaissance Revival styled, two-part commercial block is locally significant under Criterion C in Architecture for illustrating the changing commercial design trends and fireproof building construction technologies of the early twentieth century. Notable exterior features include two-part vertical block design with precast stone and red brick, storefronts with centered recessed entrances, and a crowning terracotta cornice. Despite a previous window replacement and minor storefront modifications over time, the building retains a substantial degree of integrity of design, materials, and craftsmanship. The interior was designed originally for use as plain, flexible retail and office suites with a moderate level of interior finishes and remains as such. The notable interior features that remain include the H-shaped double loaded corridor plan on the upper floors, the offices' half-vision light wood entry doors with transoms above, and simple plaster finished interior partitions. The period of significance for the building runs from 1928 to 1966. This era encompasses the original design by and the construction of the building by the Bewley family, as well as the mid-century renovation meant to give the building a modern "facelift." This renovation was meant to attract new customers at a time when downtown retailing was declining and shoppers increasingly turned to suburban shopping centers. The period of significance ends in 1966 when the anchor retail tenant of the Bewley Building, Sears Roebuck and Co, vacated the building in favor of a freestanding "box" department store set amid a parking lot. The period of significance correlates with the building's era of greatest prosperity before the mid-century shift from city core to suburban retail developments that were fueled by the automobile age.

History of Lockport's Downtown Commercial Core

The area that became the city of Lockport developed in a part of Western New York known as the "Mountain Ridge" or the Niagara Escarpment, a long steep cliff separating the land into different elevations. After the American Revolution ended, the British continued to occupy Western New York to secure repayment of war debts. The British ultimately ceded the land to the United States Government in 1796 as a provision of the Jay Treaty. In 1791 Robert Morris purchased the rights to four large pieces of land that composed Western New

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 2

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

York from Massachusetts and subsequently sold the land to the Holland Land Company, which began surveying the purchase in 1798. There are no extant built resources of this pre-settlement era; however, this significant topographic feature of the Niagara Escarpment helped to set the course of development in the area. The location of the Bewley Building reflects this as it is located at the intersection of access between upper and lower "towns."

The tremendous growth of the community began with the decision to cut through the limestone escarpment in the area for the path of the Erie Canal. The fledgling community that developed along the escarpment became the village of Lockport, which witnessed a boost in its growth and prosperity as a result. Construction on the Erie Canal and its locks proceeded rather quickly, and the settlement attracted many canal laborers to its population. Overcoming the challenge of scaling the escarpment became a source of great innovation and experimentation in technology and engineering that would lay the foundation for Lockport's subsequent industrial and manufacturing industries throughout the nineteenth century. The symbol of this engineering ingenuity was the "Flight of Five" designed by Nathan S. Roberts, a combined set of five flights of locks which allowed boats to overcome the 60-foot change in elevation. On October 26, 1825 after years of planning and construction, the Erie Canal from Buffalo to Albany was completed.<sup>1</sup> This inherent engineering character of Lockport's community culture has been related to the design approach to the Bewley Building by the family that built it and has owned it since.

The settlement of Lockport developed so rapidly during the 1820s that it grew from the few pioneer cabins noted earlier into a community of roughly 2,000 people only a few years later. It was apparent that an organized municipal system was imperative to the success of the community.<sup>2</sup> A petition to organize the municipal government was favorably received by the New York State Legislature, and on March 26th, 1829 the Legislature passed the act for incorporating the village of Lockport.<sup>3</sup> By 1830, the population of the village grew to 3,823 residents, only a decade after settlement in the area began.<sup>4</sup> Lockport became a regional transshipment center based largely on the success of the Erie Canal as both a national transportation route and a source of local hydro-power. Business and industry boomed well into the middle of the nineteenth century, fueling the continued growth and prosperity of the community.<sup>5</sup> The village of Lockport's boundaries were established during this early settlement era. Initially the village footprint formed a large parallelogram, centered on the canal, with the angle of the canal way creating a larger portion on the northwest side. This area measured one

<sup>1</sup> Clinton Brown Company Architecture. *Reconnaissance Level Historic Resources Survey, City of Lockport, Niagara County, New York*. (Buffalo: Clinton Brown Company Architecture, pc., 2011), 4-12 to 4-16.

<sup>2</sup> "History: 1816-1840." *Official Lockport, NY Government & Tourism Information~ Erie Canal Locks & Flight of Five*. 21 January 2011, <http://www.elockport.com/history-lockport-ny.php>.

<sup>3</sup> Clinton Brown Company Architecture, 4-24.

<sup>4</sup> Clinton Brown Company Architecture, 4-26.

<sup>5</sup> Clinton Brown Company Architecture, 4-26.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 3

**BEWLEY BUILDING**  
Name of Property  
**Niagara County, New York**  
County and State

mile and three-quarters in length and was divided into two wards.<sup>6</sup> Jesse P. Haines was asked to survey the new village in 1829-30 in preparation for creating its first map, noting its streets, and describing its overall appearance.<sup>7</sup>

Following its incorporation, the newly created City of Lockport continued to thrive as it had done steadily since the 1830s. Industries and businesses continued to be founded, and Lockport became a center for industrial and manufacturing development during this era. People continued to be attracted to the city due to its tremendous water power potential, drawn from its ideal location on the escarpment and the Erie Canal. This water power served as the primary source of energy to drive the machines and belts used in industry, making Lockport's readily available water source of national, and not just regional or local, interest. Due to its location and promise, Lockport became a destination for those seeking to develop their business and industry in manufacturing, bolstered by the sense of invention and creativity which was not uncommon in the Industrial Revolution age of the last half of the nineteenth century.

The commercial core of Lockport started at the intersection of the Erie Canal at Main Street, an intersection marked by the "Big Bridge." This was a 105-foot wide wood bridge built in 1843 that spanned the canal and allowed Main Street traffic to cross over. The bridge served as a venue for a community market and other activities.<sup>8</sup> By 1850, this commercial core had expanded east along this Main Street spine to Locust Street and was characterized by narrow lots on which were 3-story, two-part commercial blocks built up to the street and abutting each other. These early buildings housed individual merchants and likely their residences above. The rapidly growing population of Lockport increased the demand for commercial services at the core. In 1860, the population was 10,871 and reached a peak of 17,970 in 1910 at the time just before the construction of the Bewley Building.<sup>9</sup> This growth caused the expansion of the retail and commercial core east along Main Street and north along Market Street. The largely undeveloped land further from the Canal offered builders wider lots on which to build, and more potential patrons had more access by way of the streetcar line established in 1886.

During the post-Civil War era, Lockport also creates civic and institutional development to the north and east of the denser commercial core. Significant examples include the Union School (ca. 1890s, demolished), the Post Office (1902-1904, NR) and the YMCA on Main Street. Later, the Lockport Public Library and Palace Theater will be built on Main Street.

<sup>6</sup> *History of Niagara County, NY, with Illustrations Descriptive of Its Scenery, Private Residences, Public Buildings, Fine Blocks, and Important Manufactories, and Portraits of Old Pioneers and Prominent Residents* (New York: Sanford & Co., 1878), 171.

<sup>7</sup> "History: 1816 - 1840."

<sup>8</sup> Doug Farley, "CANAL DISCOVERIES: Lockport's 'Big Bridge' through the Years," *Lockport Union-Sun & Journal*, 15 June 2013, [http://www.lockportjournal.com/opinion/canal-discoveries-lockport-s-big-bridge-through-the-years/article\\_2a3b2fcf-eda2-5446-90d1-68d313633c8f.html](http://www.lockportjournal.com/opinion/canal-discoveries-lockport-s-big-bridge-through-the-years/article_2a3b2fcf-eda2-5446-90d1-68d313633c8f.html).

<sup>9</sup> "Lockport, New York Population 2018," *China Population 2018* (Demographics, Maps, Graphs), accessed 10 July 2018, <http://worldpopulationreview.com/us-cities/lockport-ny-population/>.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 4

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

The intersection of Main, Locust and Market Streets was referred to as the "Four Corners." This unofficial central location of downtown Lockport, principally marked by the Hodge Opera House and the Merchants Gargling Oil Company would be reinforced by the construction of the Farmers and Mechanics Bank Building on the southeast corner in 1906 and by Bewley Building on the northwest corner in 1928, the last major construction here during the trolley era. The prominent storefronts with their large plate glass may have been designed with trolley riders in mind.

Lockport trolley service ended in 1938, the victim of many changes, including the rise of the use of automobiles by nearly everyone. The Four Corners physically marked the transition in land use from the commercial core of West Main Street to the institutional center on East Main Street serving the growing residential neighborhoods further east. Its development also marked the change in transportation when the Bewley Building was built. It hosted Lockport's largest retail store, Sears Roebuck. Shortly after it opened, the land use changed with the appearance of an auto repair shop across Market Street, and later a gas station on that block's north corner.

Hodge Opera House (1871- 1928)

Prior to the construction of the Bewley Building, the Hodge Opera House, one of the signature buildings and cultural institutions in Lockport, stood at the corner of Main and Market Streets also known informally as the City's "Four Corners."<sup>10</sup> Drawing on the wealth and success of his Merchant's Gargling Oil empire, John Hodge had the stunning Hodge Opera House constructed in 1871 at the corner of Main Street and Market Street, adjacent to the Merchant's Gargling Oil building.

The original Hodge Opera House was constructed in a Second Empire style, with three floors and a fourth-floor mansard roof level. The ground level featured an ornate cast iron façade. Built using 55-tons of Ohio-quarried sandstone, as opposed to the local stone, the building was designed with a unique rounded bay marking the corner of Main and Market Streets, and capped by a curved polygonal tower with a cornice. Housing approximately fifty offices and stores, the ground level contained businesses such as the post office, a saloon, a bookshop, a haberdashery and other shops. The Opera House itself was located on the third floor and accommodated an audience of 2,000 people. It was ornately designed, with a large central dome, 38-feet in height, which was frescoed with the muses as well as portraits of Washington, Jefferson, Lincoln, Garfield and other significant figures. It was so lavishly designed it even featured a ramp, so that live animals could be brought onto the stage for circuses and other events.

<sup>10</sup> "The Bewley Building Edition," *Union Sun and Journal*, March 8, 1929.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 5

**BEWLEY BUILDING**

Name of Property

Niagara County, New York

County and State

The original Hodge Opera house was lost to fire on January 5, 1881. Believed to have been sparked by a discarded cigar butt tossed into a sawdust-filled box used as a spittoon, the fire was noticed about 8:00 PM on January 4th when it filled the café run by Henry Levi in the basement of the building. This fire was extinguished, however the flames remained inside the walls, and by 3:00 AM on the morning of the 5th, the fire erupted again. This time, the fire spread through the building and destroyed it.

On February 28, 1882, the second Hodge Opera House opened after the citizens of Lockport urged Hodge to rebuild the valuable cultural landmark. The new Opera House was built at the same location of the original building, and was approximately the same shape. However, this new building featured a new Classical-influenced design, reflecting the current tastes of the era. The four-story building featured a simplified, pilastered façade with a continuous cornice marked with finials and a pediment. The rounded bay at the corner of Main and Market Streets was present, like the original building, however its form was simplified and incorporated into the mass of the building.

In 1928, misfortune struck the Hodge Opera House yet again when a fire broke out in the boiler room of the Merchant's Gargling Oil Company building, located adjacent to the Opera House. This fire, fueled by the flammable Gargling Oil, quickly consumed that building, before spreading to the Opera House. Within twenty-four hours, the entire block was destroyed. Eleven million gallons of water were used in fighting the inferno, and firetrucks from Wilson, Medina, Newfane, North Tonawanda, Niagara Falls and Buffalo were called in to assist. In the dead of winter, the frozen building was an eerie apparition. Damages to the building were estimated at \$350,000.<sup>11</sup>

History of the Bewley Building: Period of Significance (1928-1966)

Shortly after the fire, local businessman Richard Bewley, owner of the Lockport Canning Company, envisioned an opportunity to invest in the city's commercial future and began planning for a new modern and fireproof office building at this prominent location. The City of Lockport was known as a center for engineering and less for its cultural attractions. Presumably, the demand for re-building the cultural entity was low, with accessible inter-urban transportation available to the nearby cities of Buffalo, Niagara Falls and North Tonawanda and their rich cultural attractions. Richard Bewley hired the Bewley-Truesdale Construction Company to build the Schmill & Sons design for a cost of \$365,000.<sup>12,13</sup> The newspapers hailed the building as a symbol of Richard's "Faith in Lockport," meeting residents' current and future needs.<sup>14</sup> The five-story building was constructed on

<sup>11</sup> Clinton Brown Company Architecture, 4-51.

<sup>12</sup> "The Bewley Building Edition," *Union Sun and Journal*, March 8, 1929.

<sup>13</sup> The Bewley-Truesdale Construction Company's principals included its President William Truesdale, Vice President and Secretary William Bewley, and Treasurer George Bewley, the latter being Richard's brothers.

<sup>14</sup> "The Bewley Building Edition," *Union Sun and Journal*, March 8, 1929.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 6

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

the foundation of two former opera houses, and their salvaged rubble stone wall is incorporated as side and rear wall construction of the Bewley Building, presumably due to its re-usable condition and the knowledge that re-building was to occur. The Bewley Building opened on March 9, 1929, featuring over 200 offices and 10 ground-level retail spaces. Realtor Charles Bewley had his offices in the Bewley Building, and presumably acted as leasing agent for the building.<sup>15</sup> The building was described by reporters upon its grand opening as, "Exterior and interior architecture simple but pleasing, with air of service and utility."<sup>16</sup> The layout was carefully considered, so that each of the roughly 250-square foot offices had a view of either the canal, Market Street, or a lightwell. Each office contained a sink with hot and cold water and internal connecting doors between offices to create a suite of offices. These amenities which were common in large metropolitan cities at this time, were still rare features among local Lockport office buildings. A municipal steam system originally heated the building, but later that was replaced with a traditional boiler system.<sup>17</sup> The Bewley Building was the location of Western New York's first self-operating elevator, installed in 1955.<sup>18</sup>

This state-of-the-art office building naturally attracted progressive tenants. Dentist Dr. James Duncan was one of the building's first tenants, occupying a custom suite on the second floor. Duncan had recently graduated from the University of Buffalo's School of Dentistry and was the first local dentist to utilize X-rays in his practice. He practiced in the building from its opening in 1929 until his retirement in 1987, and he remains the building's longest running tenant.<sup>19</sup> After his exit from the building, the suite was re-utilized for other tenants.

Retail stores rapidly filled the Bewley Building including the Mohican Market, Smith and Bewley (confectionery), Thing's Shoe Co, Reed Jewelry Company, Parsons Drug Company and Clarke Glover (men's clothing). They joined professional occupants including doctors and attorneys. The prevalence of attorneys may be related to Lockport's being the county seat. The most famous tenant, Charles Rand Penney, a local attorney and arts collector of world renown, rented space on the fourth and fifth floors to store his art and other collected items in a fire-proof setting.<sup>20</sup> He is arguably the most prominent benefactor of the Burchfield Penney Art Center, donating thousands of pieces including 183 works by Charles E. Burchfield.<sup>21</sup> The Bewley Building's distinct office layout with inter-suite connecting doors allowed orderly expansion of his collections and allocation of similar items by room.

<sup>15</sup> "Busier Each Year is the Bewley Building," *Union Sun and Journal*, 1931.

<sup>16</sup> "The Bewley Building Edition," *Union Sun and Journal*, March 8, 1929.

<sup>17</sup> Jeff Seekins, "The Bewley Building: News for Tenants and Guests of the Bewley Building," (ca. 2000), 1.

<sup>18</sup> Clinton Brown Company Architecture, 4-53.

<sup>19</sup> Jeff Seekins, "The Bewley Building: News for Tenants and Guests of the Bewley Building," (ca. 2000), 2.

<sup>20</sup> Thomas J Proshaka, "More than a 'Penney's worth' of open space in Bewley Building," *Buffalo News*, February 21, 2016. Accessed January 16, 2018. <http://www.tudorcollinscre.com/blog/commercial-real-estate/lockports-historic-bewley-building-offers-17000-square-feet/>

<sup>21</sup> Burchfield Penney Art Center. "Charles Rand Penney." Accessed January 16, 2018. <https://www.burchfieldpenney.org/collection/charles-rand-penney/>

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 7

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

The Bewley Building's location at the heart of Lockport's commercial center attracted large national businesses like Sears-Roebuck, an original tenant at the building's grand opening. The Sears-Roebuck Company, seeing a decline in its predominantly rural catalog business due to the automobile age, decided to build its first flagship brick and mortar store in Chicago in 1925. By 1929, Sears-Roebuck opened 300 additional stores across the country including the one located at the Bewley Building. The popular store weathered the economic decline of the Great Depression by marketing practical goods at a fair value, diverging from the typical department store model that marketed the latest fashion trends.<sup>22</sup> In 1940, the Lockport Sears expanded their household department on the second floor of the Bewley Building, adding display space for furnishings, appliances and other fixtures. It was at this time that Lockport's store employees became eligible to participate in Sears' cooperative profit sharing program.<sup>23</sup>

In the decades after World War II, Lockport faced challenging times as the businesses and industries that once formed the backbone of Lockport's economy since the 1830s began to move away from the city, decline in activity or close. Lockport saw its population decline due to the rise in wealth of its citizens who could afford automobile ownership and the lure of suburban living. Improved roadways and highways, coupled with new ways of living, gave rise to retail developments in outlying areas such as shopping malls, plazas and "big box" stores, many being located along South Transit Road in the town of Lockport. These factors served to draw business and commercial traffic from the traditional Main Street shopping district, forcing many small businesses to close, adding to the further decline of the city's core. A city built by entrepreneurs during the Erie Canal era lost its value in the automobile age as the canal lost its commercial value and populations and infrastructures shifted outward.

In the 1960s, the building underwent a modest modernization in an attempt to boost its curb appeal in a time when downtown retail was competing with newer shopping plazas outside of the City. The building received a new stone plaque marking the name of the building, storefront marquee signage that replaced the deteriorated original awnings and new granite storefront bulkheads installed over the old stone bulkheads. The interior spaces received updates as well during this time, including a new neutral color scheme, replacing what was noted as "Bewley Brown" painted floors and "fern green" painted walls.<sup>24</sup>

During this time, Sears-Roebuck increasing became a suburban shopping mall staple, along with JC Penney, Montgomery Ward and others. In 1966, Sears vacated the Bewley Building in favor of a freestanding suburban department box style store, complete with a large paved parking area, on Chestnut Street, between Market and Charles Streets. The Sears space in the Bewley Building was subsequently sub-divided and re-purposed for

<sup>22</sup> Vicki Howard, "The Rise and Fall of Sears," *Smithsonian Magazine*, July 25, 2017. Accessed January 16, 2018.  
<https://www.smithsonianmag.com/history/rise-and-fall-sears-180964181/>

<sup>23</sup> "Facilities Enlarged at Sears Retail Store," *Union Sun and Journal*, April 11, 1940.

<sup>24</sup> Jeff Seekins, "The Bewley Building: News for Tenants and Guests of the Bewley Building," (ca. 2000), 1.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 8

**BEWLEY BUILDING**  
Name of Property  
**Niagara County, New York**  
County and State

other tenants. Sears later located to Transit Road, well outside the city. The loss of this major retailer marked not only the general trend of stores relocating to suburban areas, but also marked the end of the era during which the Bewley Building served as a major commercial and office hub in downtown Lockport.

History of the Bewley Building After Period of Significance (1966-Present)

Following Richard Bewley's death in 1946, his stock in the Bewley Holding Corporation was left to George R. Bewley, Charles C. Bewley, Dorothy Smith, Joseph H Bewley, Francis D Bewley, and Mildred M Brown. By 1964 these people or their heirs were bought out by Charles C. Bewley. Upon Charles' passing in 1984, the building ownership passed to his wife Marion, son David C. Bewley and daughter Gail Bewley Cook in a new corporation named Bewley Building Associates.<sup>25</sup> Now, after nearly a century after Richard Bewley built the Bewley building, it is still owned by the Bewley Family: David C. Bewley (grandson of Richard), two living nephews of David C. Bewley, plus the two children of one nephew who has passed away.<sup>26</sup> This is important because the pride with which Richard Bewley built the Bewley Building remains in his heirs' stewardship of their heirloom to this day.

In 1982, the Bewley Building's exterior was modified by the replacement of the original 3/3 center-pivot wood windows with the 1/1 aluminum double hung sash that exist today. Other contemporary modifications to the building include a 1991 lobby remodeling project that included the installation of granite tile flooring and marble wainscot, and a 2003 façade improvement project. In this 2003 project, the building's storefronts were partially restored to their original 1920s exterior appearance with the removal of the 1960s marquee signage and the installation of new awnings and signboards based on what was originally present on the building's façade as shown in early photographs. Today, the Bewley Building largely retains its original 1920s appearance, its central prominence and skyline signature and remains one of Lockport's most desirable office buildings.

Architectural Significance

The Bewley Building is a representative example of what architectural historian Richard Longstreth has called a two-part vertical block typology, one of the more popular early twentieth century commercial building designs that was primarily utilized for department stores, office buildings and hotels. The two-part vertical block typology is characterized by the orderly division of the façade into two distinct horizontal zones, that are differentiated yet visually related to each other, streamlining the design composition of tall commercial buildings.<sup>27</sup> The Bewley Building conforms to this typology with its street level retail zone of large glazed

<sup>25</sup> Jeff Seekins. Interview by Jill Nowicki, January 15, 2018.

<sup>26</sup> Jeff Seekins. Interview by Jill Nowicki, January 15, 2018.

<sup>27</sup> Richard W. Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, CA: AltaMira Press, 2000), 82-85.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 9

**BEWLEY BUILDING**  
Name of Property  
**Niagara County, New York**  
County and State

storefronts set in a rusticated stone wall. The building's upper zone is distinguished from the retail zone by regular fenestration set in a smooth plane of red brick masonry. This composition is capped by a prominent, classically-styled cast stone cornice.

The Bewley Building is a representative example of a fire-proof steel and concrete skeleton ornamented with an Italian Renaissance Revival style façade. Steel frame technology began to develop in the late-nineteenth century, allowing for taller buildings that were limited prior to this time by the requirement for heavy masonry bearing walls and combustible wood timbers. In full steel frame construction, the load of the walls is carried by the sturdy but thin steel members of the frame. In the early twentieth century, the exterior cladding tended to be traditional heavy masonry in the appearance of a traditional bearing wall masonry building, but the cladding was hung from the steel frame as a decorative weather envelope. Framed buildings were erected faster than traditional because of the availability of skilled trades, manufactured construction materials, and a less labor-intensive construction. Coinciding with this construction technology was the invention of the elevator, making the Bewley Building's upper floors readily accessible and highly marketable. Prior to the elevator, upper floors were less desirable due to the inconvenience of the physical climb. When primary travel was by foot, location mattered, and a high-rise made convenient by the elevator allowed more income-producing tenants to pay for the technology of a modern structure such as the Bewley Building.

The Bewley Building also represents a social shift, when reliable public transportation allowed workers to travel farther from where they lived, and work and shopping opportunities were concentrated with the City of Lockport's business district. Technological advances in machines and services - typewriters, telephone, and postal systems - also contributed to a new office environment such as in the Bewley Building. While business activity in the city of Lockport was concentrated on Main and Market Streets, it was characterized by the small to moderate scale of business such as those that resided in the Bewley Building. The Bewley Building was designed to accommodate these relatively small offices of self-employed entrepreneurs through its "cellular" office approach. This presumably allowed Bewley to charge a higher lease rent per SF than it would have for larger tenants. The "cellular" office building was subdivided based on the arrangement of structural bays and daylight openings for light and air in the era before inexpensive electricity and mechanical air cooling. The Bewley Building employed two light and air wells to utilize the floorplan efficiently. A double-loaded corridor allowed for offices that were no more than 22' deep and had access to natural light and air. The individual "cellular" offices were purposely flexible, and a suite could expand or contract with changing tenant needs. Interestingly, at the time of the Bewley Building's construction, the trend of the individual "cellular" office plan had already begun to diminish nationally in favor of the open-space "bullpen" plan.<sup>28</sup> Today, the Bewley Building's original office plan is intact including its double-loaded corridors, individual "cellular" office

<sup>28</sup> Linda Stewart Gatter, "The office: an analysis of the evolution of a workplace," Accessed February 9, 2018.  
<http://hdl.handle.net/1721.1/29842>

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 10

**BEWLEY BUILDING**  
Name of Property  
**Niagara County, New York**  
County and State

partitions, office entrance doors with transom, and inter-suite connecting passage doors, having stood the test of time and reflecting the steady marketplace in Lockport.

Architects and Builders Associated with the Bewley Building

Owner Richard Bewley, a prominent local businessman who ran the Lockport Canning Company with his brother William, hired the Bewley-Truesdale Construction Company to construct the Bewley Building. The Bewley-Truesdale Construction Company's principals included its President, William Truesdale, Vice President and Secretary, William Bewley, and Treasurer George Bewley, the latter being Richard's brothers.<sup>29</sup> William Truesdale was from Laur and Mack Construction of Niagara Falls, the firm credited with the construction of Niagara Falls High School (NR, 2002), DeWitt Clinton School, and Emmet Belknap School. William Bewley served as a New York State Assemblyman from 1914-1919 and 1927-1928 and as a New York State Senator from 1939-1948.<sup>30</sup> George Bewley, a real estate developer with the Bewley Realty Company, was associated with the ca. 1920s development of "Carlisle Garden," a distinct neighborhood on the east side of Lockport, known for its English-inspired plan and upscale and unique homes.<sup>31</sup> Bewley-Truesdale Construction Company constructed Carlisle Gardens as well as the Bewley Parkway development, a small collection of Craftsman residences, on the City's east end.<sup>32</sup> All of the Bewley projects represent the transition of the city of Lockport from a commodity-and manufacturing-based Erie Canal-related economy and culture to an economy based more on white-collar finance, insurance and real estate businesses and professionals

The Bewley Building was designed by Buffalo architect Karl Schmill Jr., a graduate of the University of Pennsylvania.<sup>33</sup> He joined the architecture firm of Schmill & Sons, founded by his father Karl G. Schmill, who is attributed to the designs of Corpus Christi RC Church (NR, 2007), Holy Trinity Church (NR, 2010) and St. Gerard's Roman Catholic Church all located in Buffalo, NY. After Karl Schmill Sr's death in 1914, the firm was re-named Schmill & Schmill as Schmill, Jr. teamed with his brother William Schmill. A reiteration of the firm is still active today as Schneider Architectural Services, PC.

C.B. Whitmore Co., located next door to the Bewley Building at 30 Market Street, supplied the building materials for the construction of the building. Other contractors involved with the building's construction included the Wicker Lumber Co of Niagara Falls, who provided the millwork, Frederick Truscott Son Co of Buffalo, who installed the electrical systems, R.S. McMannus Steel Construction Co Inc of Buffalo who installed the steel structural system, and Patent Scaffolding who provided the "Gold Medal" scaffolding for the

<sup>29</sup> Jeff Seekins. Interview by Jill Nowicki, January 15, 2018.

<sup>30</sup> Political Graveyard. "Index to Politicians." Accessed January 16, 2018. <http://politicalgraveyard.com/bio/beucher-biddis.html>

<sup>31</sup> Larry Haseley. "History of Carlisle Gardens." *Town of Lockport Newsletter*, Spring 2014. Accessed January 16, 2018. <http://elockport.com/PDFs/2014/spring2014.pdf>

<sup>32</sup> Jeff Seekins. Interview by Jill Nowicki, January 15, 2018.

<sup>33</sup> The given names of Karl Schmill Jr. and Karl Schmill Sr. are sometimes spelled "Carl."

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 11

**BEWLEY BUILDING**  
Name of Property  
**Niagara County, New York**  
County and State

project.<sup>34</sup> By the 1920s Patent's Gold Medal Suspended Scaffolding Machines started to be used on high rise construction building and known for its safety record.

Summary

The Bewley Building is a good representative example of an early twentieth century two-part vertical commercial block constructed with a fireproof steel and concrete frame covered with a traditional masonry façade in the Italian Renaissance Revival style. The Bewley Building has served as the anchor of downtown Lockport's commercial commerce for nearly a century and as the most significant such property in the City of Lockport and among the few in Niagara County. Its period of significance spans from its construction in 1928 to 1966 when the Sears Roebuck Co vacated the building, representing the twentieth century change from small-scale locally-owned stores, to the rise-and-then eventual decline of national chains such as Sears Roebuck Co and Reeds Jewelers. The building's upper floors designed on a "cellular" office model and subdivided based on the arrangement of structural bays and daylight openings remains intact.

The Bewley Building is locally significant under Criterion A in the area of Commerce for its associations with the commercial development of Lockport. The Bewley Building has served as the anchor of downtown Lockport's commercial commerce for nearly a century, representing change in the early the twentieth century from small-scale locally-owned stores, to the arrival of national retail chains such as Sears Roebuck Co and Reeds Jewelers, to the eventual decline of retail and national chains in downtowns, all the while serving small business and professional offices whose steady presence defines downtown Lockport.

Additionally, the Italian Renaissance Revival styled, 2-part commercial block is locally significant under Criterion C in Architecture for illustrating the changing commercial design trends and fireproof building construction technologies of the early twentieth century. Notable exterior features include 2-part vertical block design with precast stone and red brick, storefronts with centered recessed entrances, and a crowning terracotta cornice. Despite a previous window replacement and minor storefront modifications over time, the building retains a substantial degree of integrity of design, materials and craftsmanship. The interior was designed originally for use as plain, flexible retail and office suites with a moderate level of interior finishes and remains as such. The notable interior features that remain include the H-shaped double loaded corridor plan on the upper floors, the offices' half-vision light wood entry doors with transoms above, and simple plaster finished interior partitions.

In the early twenty-first century, with the shift of interest and people moving back into the core of communities nation-wide, and the emphasis in the City of Lockport on investing into the Erie Canal heritage, especially

<sup>34</sup> "Sears, Roebuck Open New Retail Store in Market Street," *Union Sun and Journal*, March 8, 1929, 20. Also, "The Bewley Building Edition," *Union Sun and Journal*, March 8, 1929.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 2

**BEWLEY BUILDING**

**Name of Property**

**Niagara County, New York**

**County and State**

around the Flight of Five Locks near the Bewley Building, have come the opportunity to attract new investment into the Bewley Building at Lockport's historic center. Though the market can no longer support operating a building of 200 small office and retail shops as originally conceived, a mixed-use approach of office, retail, hospitality and apartments appears to be able to fuel the renewing of this historic structure for its next 100 years, with historic tax credits and other incentives now available. Just as Richard Bewley in the 1920s did, the current members of the Bewley family are thinking forward, too. Listing the Bewley Building in the National Register of Historic Places will recognize the significance of its past, and the benefits of such listing will help secure its future.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9 Page 1

**BEWLEY BUILDING**  
Name of Property  
**Niagara County, New York**  
County and State

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 9 Page 2

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 10 Page 1

**BEWLEY BUILDING**  
Name of Property  
**Niagara County, New York**  
County and State

Verbal Boundary Description

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

Boundary Justification

The boundary reflects the current legal parcel associated with the property, which also corresponds to the historic property boundaries during the period of significance.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 10 Page 2

**BEWLEY BUILDING**

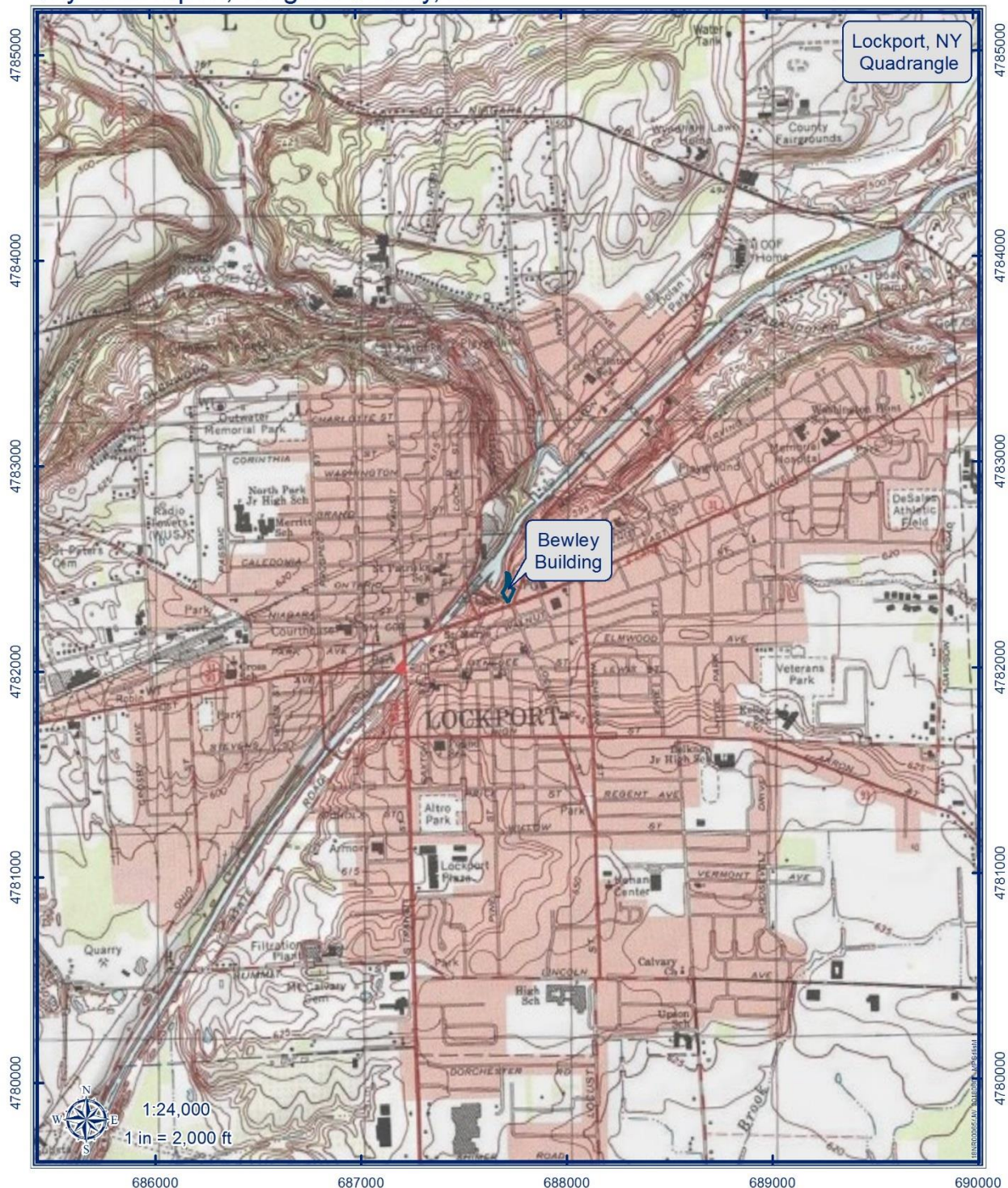
Name of Property

Niagara County, New York

County and State

Bewley Building  
City of Lockport, Niagara County, NY

4 Market Street  
Lockport, NY 14094



Coordinate System: NAD 1983 UTM Zone 17N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter

0 5501,100 2,200 Feet



Bewley Building



Parks, Recreation  
and Historic Preservation



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 10 Page 3

**BEWLEY BUILDING**

Name of Property

Niagara County, New York

County and State

Bewley Building  
City of Lockport, Niagara County, NY

4 Market Street  
Lockport, NY 14094



Coordinate System: NAD 1983 UTM Zone 17N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter

0 290 580 1,160 Feet



Bewley Building



Parks, Recreation  
and Historic Preservation



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 10 Page 4

**BEWLEY BUILDING**

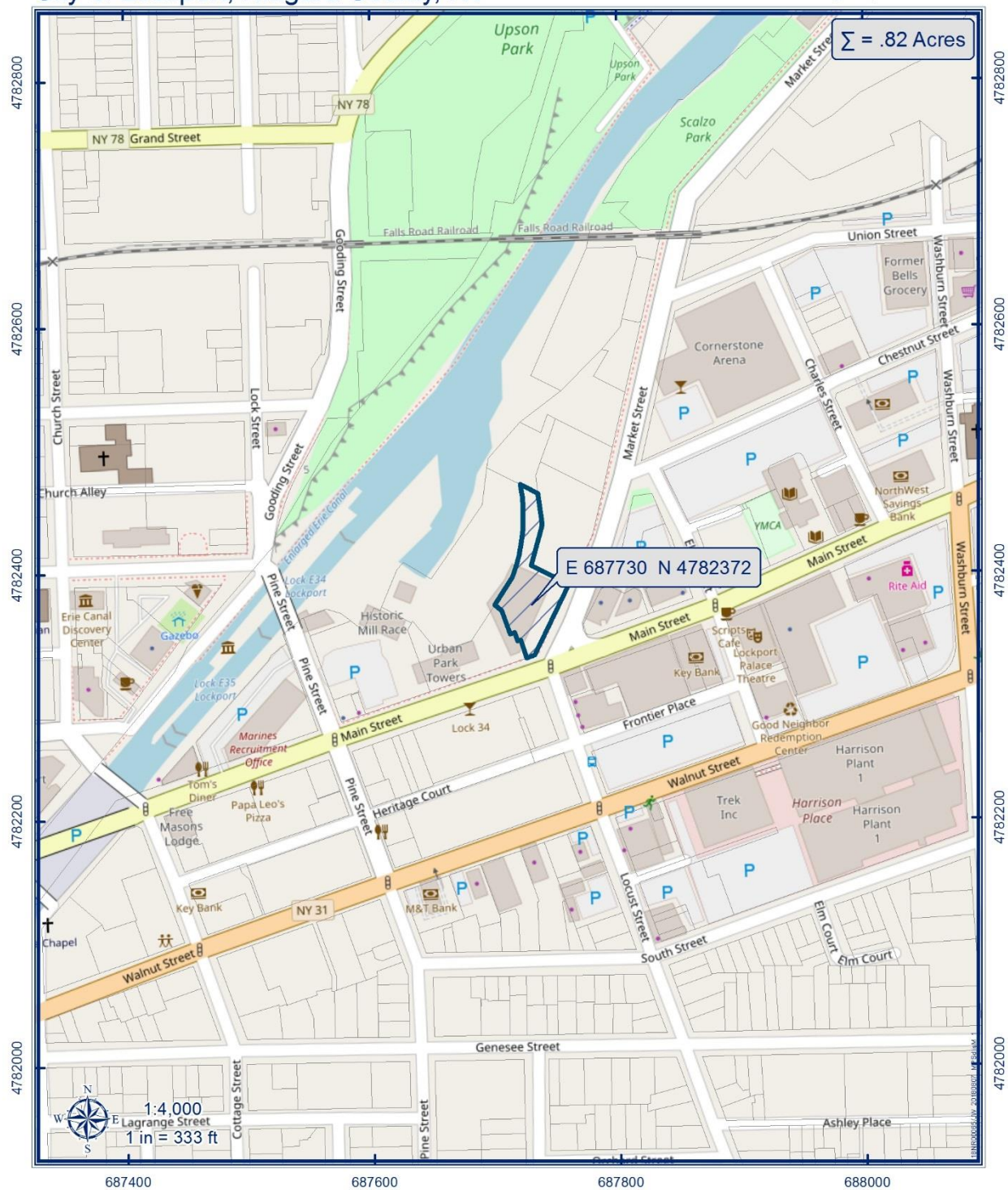
Name of Property

Niagara County, New York

County and State

Bewley Building  
City of Lockport, Niagara County, NY

4 Market Street  
Lockport, NY 14094



Coordinate System: NAD 1983 UTM Zone 17N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter

0 95 190 380 Feet



Bewley Building



Parks, Recreation  
and Historic Preservation



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 10 Page 5

**BEWLEY BUILDING**

Name of Property

Niagara County, New York

County and State

Bewley Building  
City of Lockport, Niagara County, NY

4 Market Street  
Lockport, NY 14094



Coordinate System: NAD 1983 UTM Zone 17N  
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Bewley Building



Parks, Recreation  
and Historic Preservation

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 11 Page 1

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

Photo Log:

Name of Property: Bewley Building  
City of Vicinity: Lockport  
County: Niagara  
State: New York  
Name of Photographer: Jill Nowicki, Clinton Brown Company Architecture  
Date of Photograph: July 15, 2015  
Location of Original Digital Files: 617 Main Street, Suite M303, Buffalo, NY 14203  
Number of Photographs: 13

Photo # 1 NY Niagara County Bewley Building\_0001.tif  
South and east elevations (front) looking north at intersection of Main and Market Streets

Photo # 2 NY Niagara County Bewley Building\_0002.tif  
West (side) and south (front) elevations looking north from Main Street

Photo # 3 NY Niagara County Bewley Building\_0003.tif  
Northwest (rear) elevation looking southeast from Gooding Street

Photo # 4 NY Niagara County Bewley Building\_0004.tif  
Northeast (side) elevation looking south from Market Street

Photo # 5 NY Niagara County Bewley Building\_0005.tif  
East elevation (front), main entrance

Photo # 6 NY Niagara County Bewley Building\_0006.tif  
East elevation (front), main entrance, detail

Photo # 7 NY Niagara County Bewley Building\_0007.tif  
East elevation (front), storefront detail

Photo # 8 NY Niagara County Bewley Building\_0008.tif  
South elevation, storefront detail

Photo # 9 NY Niagara County Bewley Building\_0009.tif  
Ground floor, view of typical public corridor.

Photo # 10 NY Niagara County Bewley Building\_0010.tif  
Ground floor, interior view of storefront

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 11 Page 2

**BEWLEY BUILDING**

**Name of Property**

**Niagara County, New York**

**County and State**

Photo # 11 NY Niagara County Bewley Building\_0011.tif  
Ground floor, view of typical public corridor.

Photo # 12 NY Niagara County Bewley Building\_0012.tif  
Typical egress stair

Photo # 13 NY Niagara County Bewley Building\_0013.tif  
Typical corridor on upper floors

County and State

[illegible]

**Bewley Building** (Highlight area shows current parcel outline)  
**1948 Sanborn Fire Insurance Map**



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 4

**BEWLEY BUILDING**

Name of Property

Niagara County, New York

County and State

HISTORIC PHOTOS:



**1882 Hodge Opera House, burned in 1928.**  
(Photo courtesy of the Niagara County Historian)



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 5

**BEWLEY BUILDING**

Name of Property

Niagara County, New York

County and State



1882 Hodge Opera House (to right of photo), burned in 1928. Shows portion of exterior stone walls salvaged for re-use in the Bewley Building's construction.

(Photo courtesy of the Bewley Building Associates)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 6

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State



**Richard Bewley (1929)**  
Owner and developer of the Bewley Building

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 7

**BEWLEY BUILDING**

Name of Property

Niagara County, New York

County and State



Rendering for Bewley Building, by Carl Schmill (1929)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

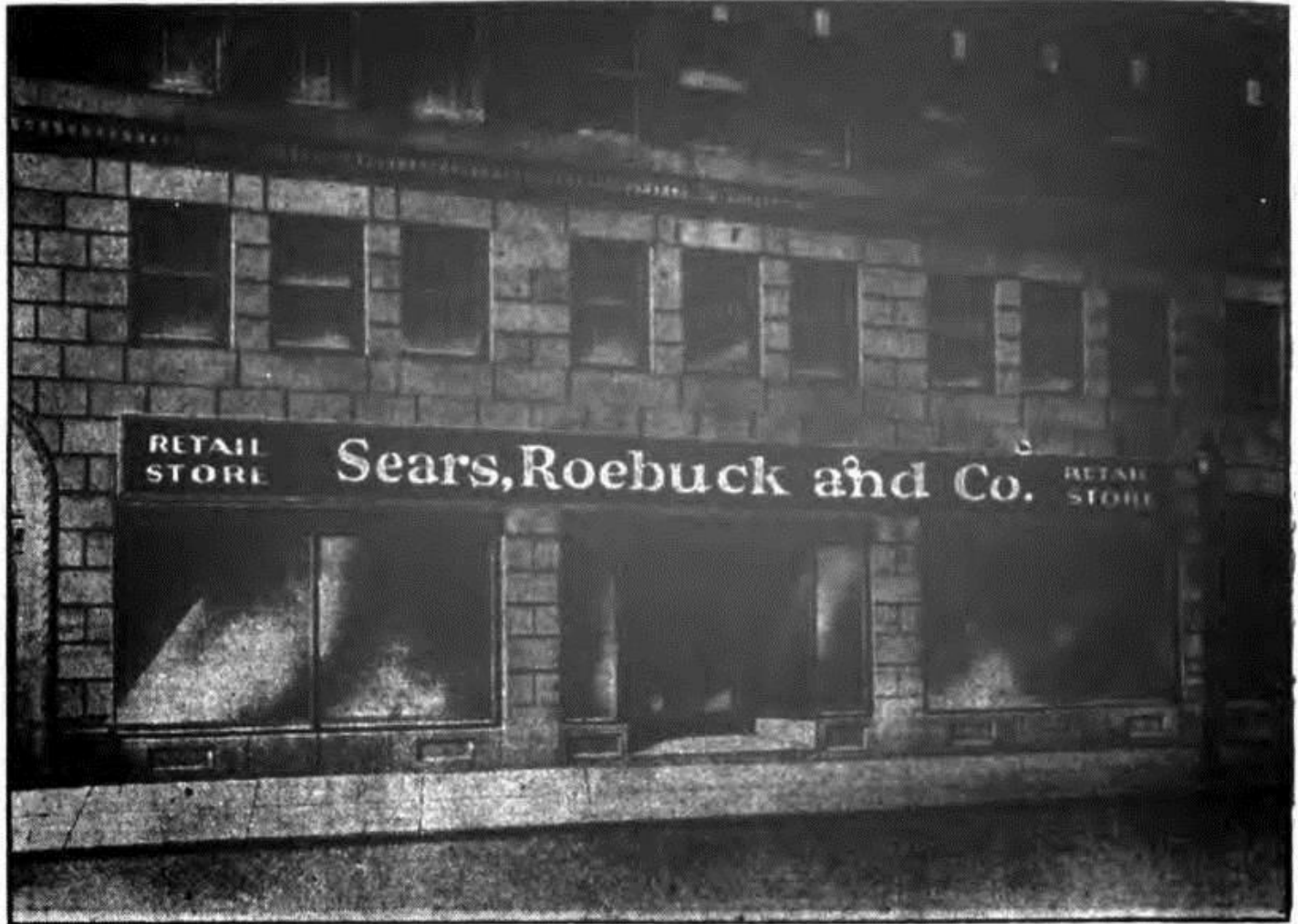
Section 11 Page 8

**BEWLEY BUILDING**

Name of Property

Niagara County, New York

County and State



Rendering showing storefront of Sears, Roebuck and Co. (1929)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 9

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State



**Bewley Building being constructed in 1928.**  
(Photo courtesy of the *Union Sun and Journal*, March 8, 1929)



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 10

**BEWLEY BUILDING**

Name of Property

Niagara County, New York

County and State



**BEWLEY BUILDING — Main and Market Streets — LOCKPORT, N. Y.**

Postcard of Bewley Building.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 11

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State



**Photo of the Bewley Building (ca. 1950s)**

(Photo courtesy of <http://www.flickrriver.com/photos/juneny/27823050752/>)



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 12

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State



**Photo of the Bewley Building; The Mohican Market Storefront (ca. 1950s)**

(Photo courtesy of <http://www.flickrriver.com/photos/juneney/27394785213/>)



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 13

**BEWLEY BUILDING**

Name of Property

**Niagara County, New York**

County and State

**Built To Outlive Generations---**

For many years to come, Lockport will be able to point with pride to the substantial beauty of the *Bewley Building* as one of the outstanding structures of our city.

The construction of such a building required first class workmanship and materials. Only extreme care in considering every product that was to be used could assure the beautiful result which has been obtained.

We take satisfaction from the knowledge that such capable builders and careful buyers as the *Bewley Trussdale Contracting Company* selected us to furnish a large portion of the materials which they put into this fine structure.

**C. B. WHITMORE CO.**

30 MARKET ST.

ESTABLISHED 1899  
LOCKPORT, N. Y.

TEL. 194

BUILDERS SUPPLIES

**The Electrical Work**

FOR THE

**New Bewley Building**

Was Furnished And

Installed By The

**Frederick Truscott & Son Co.**

79 EXCHANGE ST.

BUFFALO, N. Y.

The  
**STRUCTURAL STEEL**

FOR THE

**BEWLEY BUILDING**

FURNISHED AND ERECTED

BY THE

**R. S. McMannus Steel Construction Co., Inc.**

1238-1254 EAST FERRY ST.

BUFFALO, N. Y.

**The "Gold Medal" Scaffold**

USED ON THE

**New Bewley Building**

FURNISHED BY THE

**Patent Scaffolding Co.**

MANUFACTURERS AND LESSOR OF

SUSPENDED and SWINGING SAFETY SCAFFOLDS

BUFFALO OFFICE

21 TERRACE

J. H. WELCH, Sales Agent

SENECA 1313

Advertisement for contractors of the Bewley Building  
(*Union Sun and Journal*, March 8, 1929)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 11 Page 14

**BEWLEY BUILDING**

Name of Property  
**Niagara County, New York**  
County and State



**Busier Each Year Is  
The Bewley Building**

Today marks a memorable anniversary in the progress of the city of Lockport—the completion two years ago of the beautiful, modern, fireproof, five story business block at the north-west corner of Main and Market streets known as the Bewley Building and the opening of a majority of the up to date stores on the ground floor of the structure.

And on this occasion the *Union-Sun* and *Journal* join the city of Lockport in their warm, cordial congratulations to Richard Bewley, owner of the building that rightly bears his name, for his faith in the future of the city, that encouraged him to provide this handsome and modern business monument on this historic site.

**Has Splendid Location.**  
The location is undoubtedly one of the finest in the city from a business standpoint, and this fact is amply attested to by the many hundreds of shoppers who throng the Bewley Building stores daily, and the other hundreds of citizens who visit the business and professional offices on the four upper floors of the building.

Renowned for its unparalleled location of the city's commercial district, the Board of Commerce was not long in deciding upon a permanent location there, and the Boy and Girl Scout Councils and the Niagara County Health Association were only too glad to place their headquarters with the Commerce Board rooms, the first floor of the building, and in the past two years their residents there have steadily increased.

Very appropriately Richard Bewley, owner of the building, indicates his business, investigations, when a trial of a new mail vacant office was effected through the agency of the Bewley Realty Company, of which Mr. Charles Bewley is in charge.

**Startling Facts We Can Prove Statements**  
DR. SAMUEL J. LISTER  
KISS—The anatomical position of two of our city's orifices in a state of contraction.

**Our Policy—Your Shop—**  
Barber shops are institutions of SERVICE and as such should be conducted for the convenience and comfort of the patron who pays for that service. When we instituted a system of individual brushes, plastic combs, towels, shampoos, lotions and creams, and, working at the chair, of operating all day Wednesday (even though it necessitated the addition of an extra man to the staff) of a separate shop for ladies, . . . it was with the thought that those who visit which we must do to warrant our claim for giving "Personal Service." When we can do more to give these patrons their money's worth we shall do it.

**PERMANENT WAVING MISS Lyster**  
Main Floor Beauty Parlors  
We Specialize in Care of the Hair and Scalp and FACIAL TREATMENTS FOR INDIVIDUAL NEEDS  
Manicuring Eye Brow Arching  
PHONE 1753

**Beyers Barber Shop**  
MAIN CORRIDOR—BEWLEY BUILDING

**FREE! NOW! FREE!**  
During SEARS VALUE DEMONSTRATION  
An Electric Iron and Strong Ironing Board Given FREE With Each KENMORE WASHER

Porcelain Tub—Lovell Winger With Balloon Rolls  
\$5.00 Down Buys It On Easy Terms  
\$69.00 Cash-Delivered  
Sears Roebuck & Co.  
12-14-16 Market Street Lockport, N. Y.

—If it is Real Estate to Sell  
—Or Real Estate to Purchase  
—If it is Real Estate for Rent  
—Or Real Estate to Rent  
—Or any Real Estate Problem

See—  
**Charles Bewley**  
BEWLEY BLDG. THE REALTOR PHONE 2833

**2<sup>ND</sup> OUR**

**"MEADOWBROOK" BEST, FRESH CHURNED CREAMERY**  
Lockport's Favorite Butter sold by the Lowest Price in Years. Buy at your Supply Store.

**BUTTER 29¢ lb.**

**2<sup>ND</sup> OUR**

**"LOCKPORT'S" BEST BREAD VALUE. Mohican Fresh Baked. Made in our Own Lockport Bakery by Lockport Bakers, using only Lockport Flour.**  
A Full 16 ounce Loaf of Goodness

**BREAD 5¢**

**2<sup>ND</sup> OUR**

**Our Fresh Roasted Elmer Brand Coffee now reduced to the very low price. You can cut your Elmer Brand at a Half Price.**  
Star, One Star, Bulk

**COFFEE 19¢ lb.**

**STRICTLY FRESH**

**PORK**

**LOIN ROAST 15¢**

**CHOICE CHOPS 15¢**

**SAUSAGE 12½¢**

**SLICED LIVER 8¢**

**PRIME CORN FED**

**GENUINE STEER BEEF**

**BEST RIB Short, Thick Cut, no Fat 25¢**

**ROAST CHOICE STEER POT 15¢**

**BEEF to boil 10¢**

**EXTRA SPECIAL ON FRESH**

**YOUNG LAMB**

**STEWING CUTS 9¢**

**SHOULDERS 14¢**

**CHOICE CHOPS 17¢**

**BEST LEGS 25¢**

**BEST NIAGARA COUNTY**

**POTATOES bu. 89¢**

**Best Winter Onions 50 lb. bag. 49¢**

**FANCY FRESH SPINACH peck 15¢**

**Fancy, Fresh Mushrooms basket 88¢**

**SWEET, JUICY FLORIDA ORANGES 2 doz. 25¢**

**LARGE THIN SKIN GRAPE FRUIT 5 for 25¢**

**LARGE RIPE BANANAS doz. 19¢**

**New, Fresh RHUBARB 2 lb. 25¢**

**FRESH STRAWBERRIES, FRESH ASPARAGUS ARRIVING DAILY**

**From our Own Lockport Bakery**

**LARGE CUSTARD CREAM PUFFS doz. 29¢**

**LARGE ASSORTED Two Layer CAKES 25¢**

**JUST LIKE HOME MADE COOKIES 2 doz. 25¢**

**LARGE KUCREN OR COFFEE CAKES 18¢**

**TWO YEARS OLD! 1929-1931**

This week the "Mohican Market" will celebrate its second birthday in Lockport. The generous response accorded our efforts to render the utmost in service and quality by our Lockport friends, has been most gratifying and we wish to express at this time our appreciation of your friendship and patronage, and it shall be our constant aim to merit this friendship and your satisfaction. We hereby extend an invitation to our friends and their neighbors to visit us during this gala week and help us to celebrate.

**Fresh Chopped Grade "A" Brisk Longhorn Rich Creamy Plain or Parmesan Mohican Pure**

**NUT OLEO 2 lb. 25¢**

**FRESH EGGS doz. 27¢**

**DAIRY CHEESE lb. 23¢**

**Cottage Cheese 2 lb. 19¢**

**Chateau Cheese 2 lb. 29¢**

**Peanut Butter Pound Jar 19¢**

**KRAFT'S ASSORTED Half Pound Packages ea. 17¢**

**GOOD QUALITY PASTRY FLOUR 1-2 lb. 55¢**

**REGULAR 4lb. VALUE BROOMS each 33¢**

**PILLBURY'S BROWNWEAT or PANCAKE FLOUR 2 lbs. 25¢**

**TOMATO SAUCE BARNES or Fresh Mackerel 3 cans 25¢**

**MILK 6 cans 45¢**

**MORICAN RED BUTTER FLY TEA 1-2 lb. package 25¢**

**PINK SALMON 2 cans 23¢**

**Red Beans, Lima Beans Fancy Tomatoes 3 for 25¢**

**Green Beans, Swiss Chutney, Pick. Veg. Beans Golden Harvest Corn 3 for 33¢**

**Fresh Bakery Specialty Regular 5¢ value PUMPKIN PIES 19¢**

**Direct From Our Oven HOT CROSS BUNS 18¢**

**Have You Tried Our Honey PECAN RINGS 29¢**

**Rich, Crispy FRIED CAKES 19¢**

**ARMOUR'S GENUINE FRESH SMOKED STAR HAMS**

**Sold Half, Whole or Quarter lb. 20¢**

**CALA HAMS lb. 12½¢**

**FANCY FRESH VEAL**

**LEGS or RUMPS lb. 19¢**

**MEATY CHOPS lb. 17¢**

**POT PIE OR STEW CUTS lb. 12½¢**

**FRESH MADE Frankfurters lb. 12½¢**

**RINDLESS SLICED CENTER BACON lb. 29¢**

**RINDLESS, LEAN CENTER SLICED HAM lb. 29¢**

**GOLDEN WEST FANCY FRESH PLUMP FOWL lb. 25¢**

These Specials for Saturday Only. Watch Daily Papers for Other Specials Next Week.

**THE MOHICAN MARKET**

"Lockport's Finest Market"  
Bewley Building  
Market Street at Main

Advertisement for merchants of the Bewley Building  
("Busier Each Year is the Bewley Building." *Union Sun and Journal*, 1931.)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

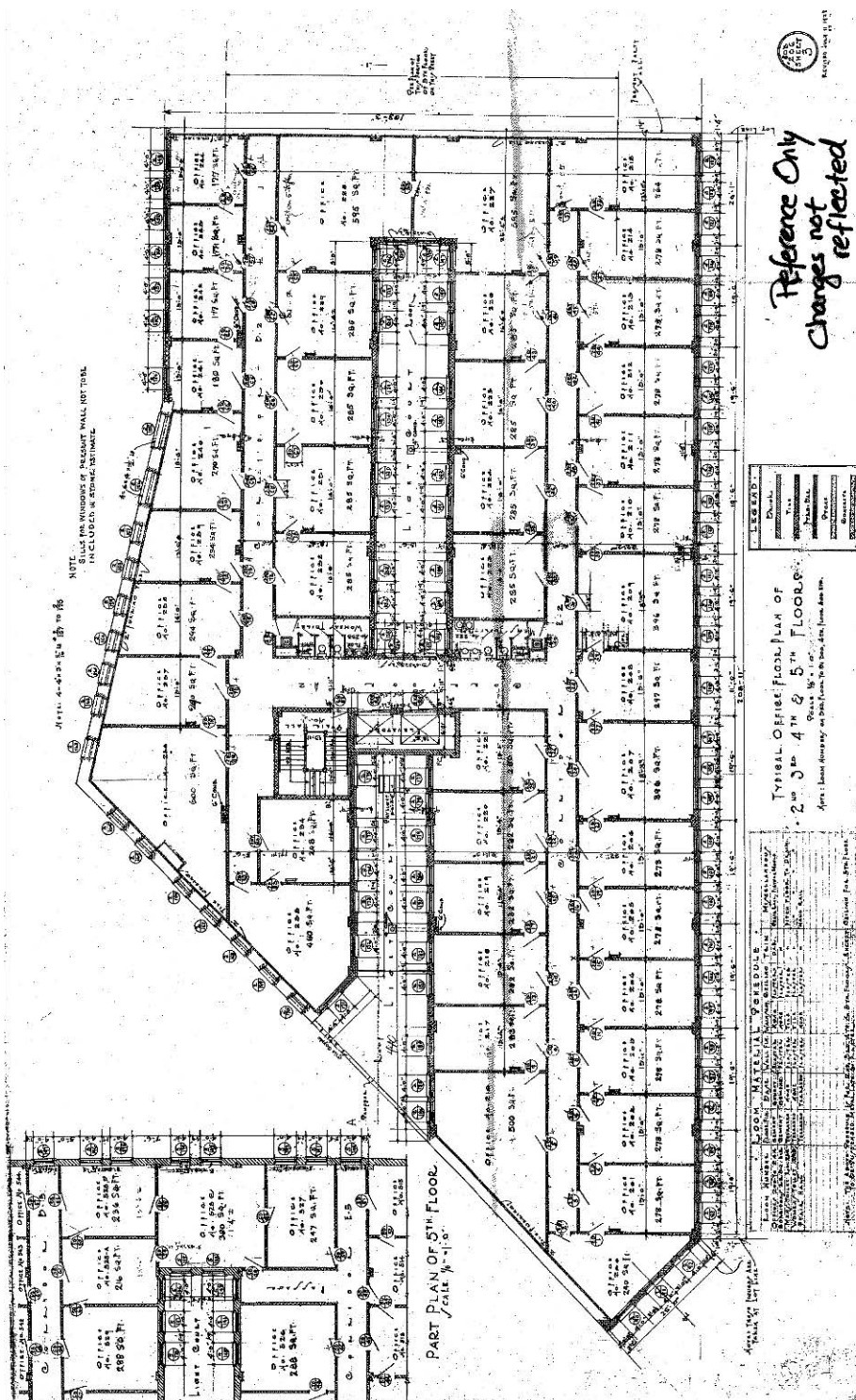
Section 11 Page 15

**BEWLEY BUILDING**

Name of Property

Niagara County, New York

County and State



Original floorplan, typical





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MAIN

FRAMES BY AMES

FRAMES BY AMES

FRAMES BY AMES

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FRAMES BY AMES

FRAMES BY AMES





PRIVATE DRIVEWAY  
DELIVERIES ONLY  
NO TRESPASSING

FRAMES BY AMES

LOCKPORT  
FIRE SUPPLY

MARKET











OVERCASH ANDERSON

# BEWLEY BUILDING

STOCKS - BONDS  
MUTUAL FUNDS

NO SMOKING  
THIS AREA

BEWLEY  
BUILDING

Miracle-Ear Service Center  
Call 955-8304  
Stop In Today!

"Bravo!"



BEWLEY  
1928  
BUILDING



BODELL OVERCASH ANDERSON

BEWLEY  
BUILDING

BEWLEY  
BUILDING



# FRAMES BY AMES















**Ticklebridge**  
Sustainable Living  
Water, Waste, Energy & CO.  
100-200 PMT - 12-000 PMT  
Tel: 01246 400011 & 01246 400012  
www.ticklebridge.co.uk





5







UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:	Nomination	
Property Name:	Bewley Building	
Multiple Name:		
State & County:	NEW YORK, Niagara	

Date Received:	Date of Pending List:	Date of 16th Day:	Date of 45th Day:	Date of Weekly List:
10/17/2018	11/5/2018	11/20/2018	12/3/2018	12/7/2018

Reference number:	SG100003153
Nominator:	SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input checked="" type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

☒ Accept      ☐ Return      ☐ Reject      12/3/2018 Date

Abstract/Summary Comments:	
-------------------------------	--

Recommendation/ Criteria	
-----------------------------	--

Reviewer	<u>Alexis Abernathy</u>	Discipline	<u>Historian</u>
Telephone	<u>(202)354-2236</u>	Date	<u></u>

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**Parks, Recreation  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ROSE HARVEY**  
Commissioner

10/11/2018

11 October 2018

Alexis Abernathy  
National Park Service  
National Register of Historic Places

Mail Stop 7228

1849 C Street NW  
Washington DC 20240

Re: National Register Nomination

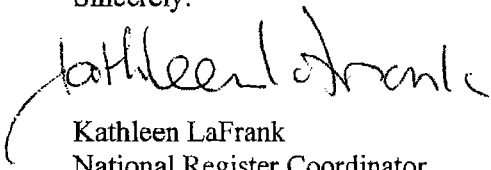
Dear Ms. Abernathy:

I am pleased to submit the following two nominations, both on disc, to be considered for listing by the Keeper of the National Register:

Bewley Building, Niagara County  
Hamden District No. 1 School, Delaware County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

  
Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office