

56-1625



United States Department of the Interior
National Park Service

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Sagamore Apartment House
other names/site number N/A
related multiple property listing N/A

2. Location

street & number 664-666 West Onondaga Street N/A not for publication
city or town Syracuse N/A vicinity
state NY code 36 county Onondaga code 067 zip code 13204

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 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 at the following level(s) of significance:

national statewide local

Michael J. Lynch Deputy S/PO 7/26/17
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this 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:)

Alysa Oberst 9/18/17
Signature of the Keeper Date of Action

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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	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Multiple dwelling

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th AND EARLY 20th CENTURY

AMERICAN MOVEMENTS

Materials
(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: ASPHALT

other:

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Narrative Description

Summary Paragraph

The Sagamore Apartment House is a four-story building located on the north side of and facing West Onondaga Street, about four buildings east of the intersection with Sheridan Place. The brick masonry building has a full basement and was built about 1926 and opened in 1927. The apartment building layout consists of a basic “T” shape with a rear court area that once contained one-story concrete block automotive garages (no longer extant). The facade masonry has a variety of precast decorative concrete elements around the windows and door, as well as a projecting horizontal cast-stone water table, cornice, decorative medallions, urns, and flower boxes; some of this decoration continues on the sides of the “T.” The sides and rear of the building are plain with unornamented fenestration. Inside, there is an elevator at the front and a set of stairs at either end of a central corridor. The front stair is open and directly opposite the elevator. The rear stair is at the end of the corridor and has an entry/exit at grade. The central corridor walls on each floor are of fireproof construction – gypsum block covered with plaster. The apartments are a mix of two, three, and four-room units, classified as studios and one and two-bedroom units.

Narrative Description

Site

When the city of Syracuse was first laid out, most of the streets south of the Erie Canal formed a grid. Onondaga Street was an exception. It was laid out at a 45 degree angle to the grid and conceived as a “grand avenue” linking the city’s premier residential district to the downtown. At its upper end, West Onondaga Street is largely commercial. It begins in what is now the Firefighter’s Memorial Park (off Fayette Street) and has major intersections with South State and South Salina Streets before going under a major railroad bridge at South Clinton Street and the Onondaga Creek. Below this junction, the streetscape remains commercial (with parking lots and voids created in the mid-to-late twentieth century) until the first nineteenth-century residence appears in the block north of South West Street. More residences and early twentieth-century apartment buildings and churches survive in the following blocks along with more recent infill. The block containing the Sagamore Apartment House (between Slocum Avenue and Sheridan Place) retains most of its mid-to-late nineteenth and early twentieth century homes, now repurposed as community churches, offices, and multi-unit residences.

Exterior

The four-story Sagamore Apartment House has a basic “T” form, with the top of the “T” facing southeast onto West Onondaga Street. The ornament is all on the façade and sides of the “T”; there is no decoration at the rear or remainder of the side elevations. There is a three-story, one-bay extension at the west corner (rear) of the building, resting on pillars at the first floor. The purpose of this extension is unclear. It provides an extra room in the studio apartments on the upper floors but is too narrow and too close to the adjoining building to be a useful rear entrance or porte-cochère.

The roof is flat with a BUR (Built-Up Roof) system, and the full basement is concrete. Except for the rear, each elevation has the same pattern of half-height windows as the upper floors, to provide light into work and storage areas, as well as three basement apartments for service personnel.

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Figure 1. Façade (Southeast).

The façade of the Sagamore Apartment House is organized into six bays with three horizontal bands marked by cast-stone cornice lines and groupings of different window types. Except for the massive front door in the center two bays, the fenestration is regular across all bands. The first-floor band has decorative corner quoins (also flanking the door), a single window in bays one and six; tripartite windows in bays two and five; and a massive cast-stone door frame in the center, consisting of columns with a gabled pediment and arch over paired entry doors. The middle band combines two floors, with a slightly different treatment on the third floor where the single windows are decorated with round-arch lintels and the tripartite windows have cantilevered concrete flower boxes. The upper band contains one floor with four decorative medallions, each framed by brick, spaced between the bays.

There are two window types. The first consists of a single, double-hung, six-over-one window, with a flat brick lintel with square precast stones at each end (except on the third floor) and stone sill; the second consists of triple-window unit, made up of one centered six-over-one double-hung window with a narrower four-over-two unit on each side. At the basement level, the regular pattern of fenestration continues, with half-height six-or four-pane windows.

At the parapet level, there is a decorative precast cornice raised slightly higher than the continuous cap stone at the top of the upper band. This higher cornice has six precast stone urns, two on the corners and two flanking each of the tripartite windows. Between the pairs of urns is a projecting panel on which were decorative rectangular precast stone panels (2 X 5 feet). These panels have fallen to the ground but are still intact and usable for reinstallation. Similarly, the most of the urns have been taken down and placed on the roof until they can be securely reattached.

Most of the façade decoration continues on the two-bay side of the “T” – the first-floor quoins, cast-stone window lintels and sills, and cornice lines. However, behind the front projection, the building is unadorned (except for cast-stone sills). The fenestration of the thirteen bays on the side elevations reflects the interior lay-

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out of apartment types and (in bay thirteen) the landings of the rear stair. There are single six-over-one double-hung windows in bays one and two – in the side of the “T” – and in bays three, six, seven, and twelve; most of these provide light into kitchens. There are single, short, four-over-one windows in bays four, nine, and ten providing light into bathrooms, and doubled six-over-one windows in bays five, eight, and eleven providing light into the major living spaces. There is a door at ground level into the rear stair in bay thirteen, and a second door with stair leading into the basement in the right half of bay eight. There also appears to be an extra basement window between bays five and six (although the opening is blocked and may be a vent for the mechanical room.)

The rear elevation has one bay on each side of the back of the “T” and three bays at the back of the full building. The first and fifth bays each hold a single six-over-one window with square precast stones at each end of the lintel and a stone sill. The second bay (at the back) has a single six-over-one window that provides light into the corridors. The third bay is blank on the first floor but holds single six-over-one windows on the upper floors that provide light into the kitchen part of three studio apartments. The fourth bay holds windows into a later extension attached to the west corner of the building. This extension is on pillars and is open on the first-floor; however, above, it provides an extra room for each of the corner studios that seems to have been used as a private dining area. Each extension room has three small French casements below four-pane transoms – one on each elevation.

The southwest elevation is similar to the other side elevation, with the exception of the extension in the west corner and a door at the base of the interior stair at ground level of the inside corner of the “T.”

Interior

The mix of thirty-two rental apartments in the Sagamore Apartment House consists of seven two-bedroom (four-room) apartments, nine one-bedroom (three-room) apartments, and sixteen studio/efficiencies. In addition, there is a rear basement apartment (accessed off the rear stair) that clearly accommodated the resident superintendent who handled maintenance, as well as two shorter apartments at the front of the basement with exposed pipes at the ceiling that were probably quarters for housekeeping or building staff. Overall, the total count is thirty-five units.

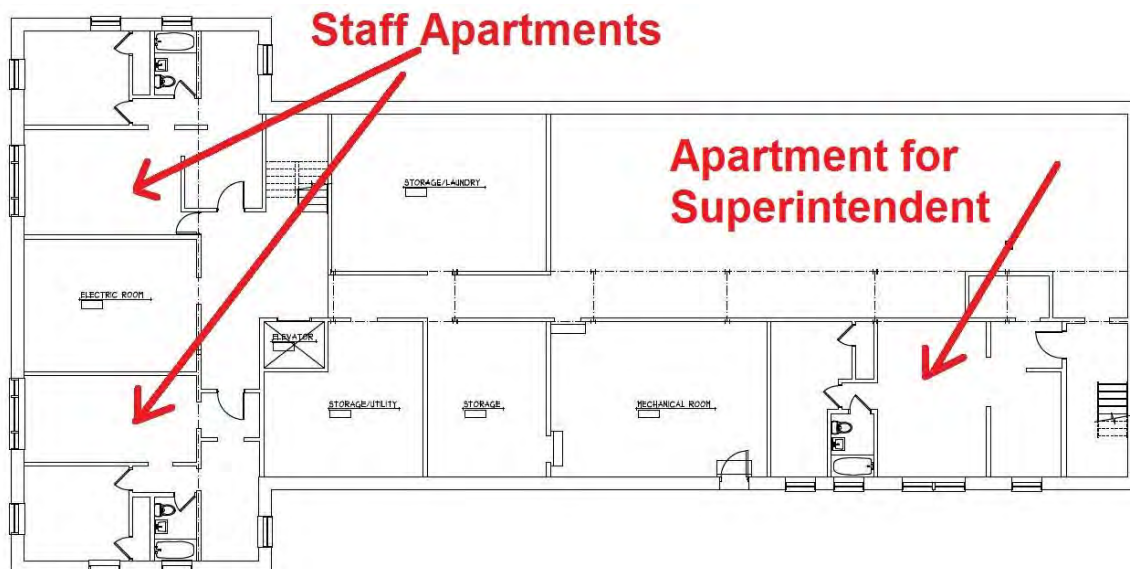


Figure 2. Basement floor plan with apartments.

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The interiors of the rental apartments feature original hardwood floors, paneled doors, wood door trim, wood baseboards, plastered walls over wood lath, and plaster ceilings over wood lath. Windows have original wood stools and trim. There is evidence from the floors (now patched) that in the past the building was heated with metal steam-heat radiator units placed under windows. Closets in the smaller apartments are extremely deep, apparently to contain Murphy beds. In several apartments, the framing for these beds is visible.

Half of the thirty-two rental apartments are one- and two-bedroom units. Floors one through four are nearly identical in layout with a pair of two-bedroom units at the front of the “T,” a pair of one-bedroom units around the elevator, and four studio units at the rear. Each of the larger units has a kitchen with a dining area, a tiled bathroom, a living room, a bedroom or two, and closets.

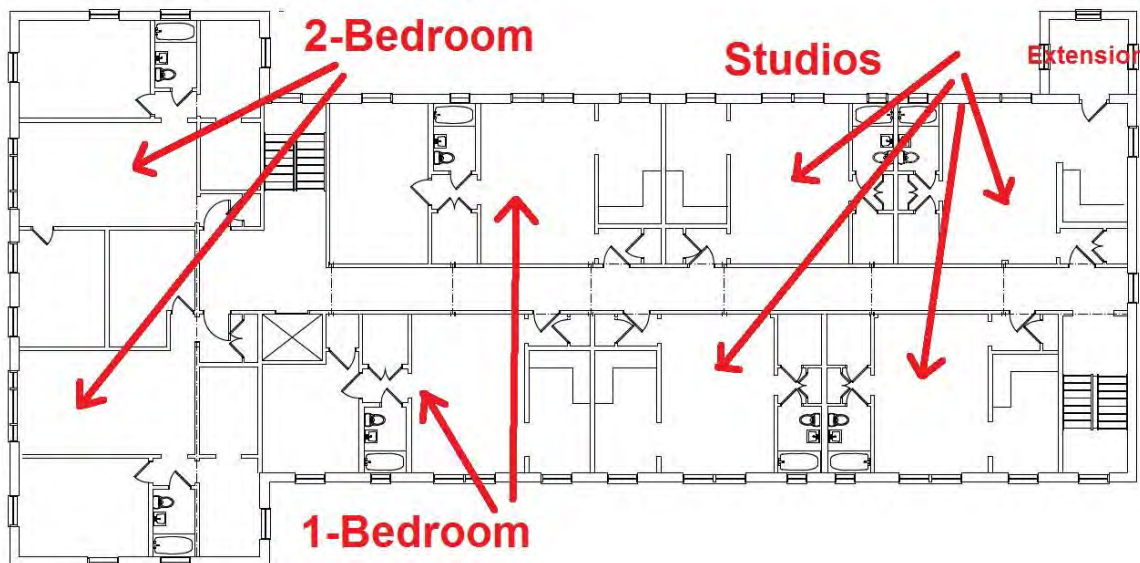


Figure 3. Third-floor plan, showing mix of apartment types.

The original arrangement and layout of the rooms is intact. From the hallway, the entrance opens into the “parlor” or living room (a bedroom/living room combination in the studios). A small passage leads further into the apartment – visitors could access the bathroom immediately off the living room, while residents had to go a little further making the bedroom a more private space.

The small extension off the studio apartments on the southeast corner of the second, third, and fourth floors allows for a separate and larger dining space. At the first floor level, this element is supported by columns but built of brick with double-hung windows on all three sides. It acted as a link between the apartment house and garage, showing up in the 1910-1951 Sanborn map as part of the original plan.¹ However, it was clearly added later – punched through the exterior wall with smaller window units that differ from those in the rest of the building.

In the 1990s, the building, now known as “Sixes” (based on its address of 666 W. Onondaga St.), was shut down by the city code enforcement office.² Vacant for years afterward, the building suffered a fire in a front corner of the structure that severely damaged some apartments. In addition roof leaks developed over the other front corner and in three other locations. As a result, about 13 units on the four floors and basement have significant deterioration. The majority of the remaining 22 units are intact although crumbling plaster on the walls and ceilings prevails, along with peeling paint. Some vandalism has occurred where copper water pipes have been

¹ *Sanborn Insurance Maps of Syracuse, 1910-1951*, Vol. 1 (New York: Sanborn Map Company, 1951).

² “Sixes’ Apartments Shut Down by the City,” *Syracuse Post Standard* (August 14, 1990), A1.

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taken. Despite these losses, the original hardwood floors, wood baseboard, and window and door trim all remain intact inside the apartments, along with terrazzo, marble, and ceramic mosaic tile in the lobby, and ceramic mosaic tile trim in the hallways and stairwell entries.

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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 is 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 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 the boxes that apply.)

Property is:

- 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 old or achieving significance within the past 50 years.

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Areas of Significance

(Enter categories from instructions.)

SOCIAL HISTORY

ARCHITECTURE

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Period of Significance

1927-1960

Architect/Builder

N/A

Significant Dates

1927

Period of Significance (justification): The period of significance is 1927 (construction) through 1960 (the end of upper middle-class apartment living and beginning of population decline in Syracuse).

Criteria Considerations (explanation, if necessary) NA

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Sagamore Apartment House qualifies for a National Register of Historic Places listing under **Criterion A (Social History)** and **Criterion C (Architecture)**. The Sagamore Apartment House is significant for social history as it represents the growth of an urban middle class in early twentieth-century Syracuse and the development of new housing types to accommodate its needs. At the time, the neighborhood was considered wealthy, with many expensive single-family mansions; in the 1920s at the beginning of the period of significance, West Onondaga Street was just starting to accept apartment buildings. In 1960 at the end of the period of significance, changes in demographics and the movement of the middle class to suburbia after World War II led to the decline of this housing type and of the Sagamore Apartment House in particular.

Further, this building is significant for its architecture as an example of a popular building type in the 1920s and in association with the post-World War I wave of apartment building in Syracuse. The Sagamore has features that highlight its target upper-middle-class residential market, including an elaborate and decorative entry; terrazzo, marble and ceramic mosaic tile in the lobby; ceramic mosaic tile trim in the hallways and stairwell entries; and apartment thresholds of marble. The apartments were advertised at the time as two, three, and four room apartments for bachelors, single people, and married couples without children. The 1910-1951 Sanborn map shows a large attached one-story garage at the rear (no longer extant). Even though West Onondaga Street had an active trolley line, the garage was particularly featured in advertising the Sagamore, so that residents could protect their automobiles, which were symbols of their social mobility. Business directories demonstrate that the first residents were upper middle-class in terms of incomes, occupations, and business ownership.

NOTE: The following discussion of the large apartment building as an architectural and social phenomenon is largely based on Elizabeth Collins Cromley's book *Alone Together: A History of New York's Early Apartments* (Ithaca, NY: Cornell University Press, 1999). The trend toward apartment living in New York City took place around 50 years earlier than in smaller cities such as Syracuse, Buffalo, and Rochester, but the scale and development of apartment buildings in New York City can be applied to Syracuse because the forces that shaped them are the same. Two other sources are Cynthia Carrington Carter's National Register Nomination [11NR06196] for the "Huntley Apartments" at 407-409 Stolp Avenue in Syracuse, prepared in 2011, and an earlier manuscript she prepared in 2001 concerning the development of West Onondaga Street.³

Context: Development of the West Onondaga Street Neighborhood

The City of Syracuse, located at the foot of Onondaga Lake, was originally a web of swamps. If it had not been for the rich salt deposits at the south end of the lake, the area would likely have been ignored by early settlers. In 1820, when Syracuse received its name, there were only 250 settlers in what is today the city; however, once the swamps were drained and the Erie Canal opened, the population grew rapidly. The opening of the canal in 1825 provided a means to easily transport the salt produced in the growing salt industry to market. The Village of Syracuse was incorporated in 1825, and in 1827, with a population of 1,000, it was named the seat of Onondaga County.

The corridor that emerged as West Onondaga Street in the mid-to-late nineteenth century evolved from the so-called "Cinder Road," an early throughway across swampland that provided access to Mickle's Foundry, a

³ General information from all three sources is included in this nomination without separate citations unless directly quoted.

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producer of arms during the War of 1812.⁴ Drained in the 1830s, the former swamp was soon traversed by a street grid, and the first residences were erected shortly thereafter in the then-popular Greek Revival style. Harvey Baldwin, the first mayor of Syracuse, lived on what is now the 400 block of West Onondaga Street, and it is said that he entertained President Millard Fillmore in his home.⁵ Tradition holds that shortly before the Civil War, on June 17, 1856, the state Republican party was organized at the corner of West Onondaga Street and South Avenue, under an elm tree on the property of local newspaperman Vivus W. Smith.

During the period between the end of the Civil War and the turn of the century, West Onondaga Street emerged as one of the city's preeminent residential corridors, graced with outstanding examples of late Victorian domestic architecture, many of which were designed by Syracuse's leading architects of the era. It is the only remaining vestige of a "Grand Avenue" in the city – an "advertisement of achievement" that displayed the wealth, prosperity, and mind set of wealthy industrialists who were shaping their local communities. These captains of industry were not only major employers, but also supporters of arts and culture, charity, and philanthropy. As defined by Jan Cigliano in *The Grand American Avenue: 1850-1920*, four elements distinguish this American development pattern: Grand American Avenues were originally designed as residential streets; they were designed by and for the upper class in the community; their residences were architect designed, (often elegant, sometimes ostentatious, and often technologically innovative); and in urban form, they were straight, landscaped streets punctuated by monumental features.⁶

As the city grew, West Onondaga Street grew. It was close to the downtown commercial and governmental center, and only minutes by carriage to any of the residents' businesses. A newspaper article published in October of 1869 stated that West Onondaga Street was filling up.⁷ As was often the case in prestigious neighborhoods, as residential lots became scarce, the younger generation – looking to build homes of their own – bought older residences and had them razed to make room for newer, possibly grander, and definitely more modern homes. Therefore, the earliest surviving resource in the neighborhood is the Italianate style residence at 509 West Onondaga Street, built circa 1860. No buildings survive to represent the earliest Greek Revival stock, each having been razed to make room for a new home.

The last quarter of the nineteenth century provided the greatest backdrop of prosperity for the tree-lined street, as many prominent Syracuse industrialists, politicians, and business leaders chose to reside there and erected outstanding examples of popular Late Victorian residential architecture, notably the Queen Anne, Romanesque, and Colonial Revival styles. At the turn-of-the-century, a list of residents of West Onondaga Street read like a who's who of the Syracuse Social Register, and most residents of West Onondaga Street were listed in the "Blue Book." In 1900, the street saw the construction of its first apartment building, the Hartson. It was an exclusive six-unit building that served the needs of an aging community of neighborhood residents. Widows and widowers who could no longer maintain large homes moved into these luxury apartments. Many residents of the Hartson were listed in the Social Register of Syracuse.⁸

This era of opulence for the street soon segued into the twentieth century, and West Onondaga Street entered into a transitional period. As the aging industrialists or their socialite widows died and left large mansions to their children and grandchildren, the street entered into a period of transformation, a transition common to grand

⁴ Jack Carpenter, *Street Wise: A Colorful Look at the Avenues in Syracuse* (Mattydale, NY: Pine Grove Press, 1996), 39.

⁵ "Pillars of History" [clipping], *Syracuse Post-Standard* (1930). Onondaga Historical Association Clipping File.

⁶ Sarah Bradford Landau and Jan Cigliano, ed., *The Grand American Avenue: 1850-1920* (San Francisco: Pomegranate Artbooks, 1994), xxii.

⁷ [Untitled clipping], *Syracuse Journal*, October 12, 1869. Onondaga Historical Association Clipping File.

⁸ *Social Register of Syracuse, 1901* (New York: Social Register Association, 1901).

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avenues throughout the United States, Many of the heirs had built homes in newer residential neighborhoods within the growing city, or had established themselves and their families in cities far from Syracuse. They had little desire to take on the financial burden of an immense house with its corresponding property taxes and maintenance costs. These houses were constructed to be operated and maintained by a cadre of servants. When built, the interior layout of servants' quarters, service halls, and backstairs fostered the appearance that the house ran without effort like a finely-tuned machine, but by the 1920s it was becoming increasingly difficult to find domestic help. Modern young women were opting for jobs in factories with regular hours and personal freedom rather than taking jobs as live-in domestics.

As was often the case with grand avenues, the end closest to the downtown struggled with encroachment from the business district. As early as 1908, businesses began making in-roads into the 200 block of the otherwise residential street. By the end of the first quarter of the twentieth century, West Onondaga Street was witnessing its transformation from fashionable Victorian corridor to a more pronounced middle-income character. In 1915 the Hartson and the Leonard were the only apartment buildings listed on West Onondaga Street; by 1920, there were six apartment buildings there and some of the grand mansions had been converted into apartment houses. This mix of high-style late Victorian and early twentieth-century apartment architecture characterized the physical fabric of West Onondaga Street until the post-World War II era. However, when the Federal Homeowners' Loan Corporation surveyed the city in 1936 as part of a federal mandate, the changes of the previous 30 years doomed the grand avenue. The district was colored yellow, indicating that the government would not back mortgages for more than 15 percent of the assessed value of any building in the neighborhood. This sealed the fate of the neighborhood and helped stimulate the outward migration of families to suburban locations.

Social History and Architecture: The Evolution of the Apartment Building

“Doesn’t it seem queer not to go upstairs to bed?”⁹
-- H. Katherine Smith, 1933

In the United States, a goal of the striving middle-class was a home of one's own, but a counter trend toward multi-family housing began in the early nineteenth century in New York City with the disappearance of affordable single-family housing. As the city's population grew, large, individual houses were first converted to multi-family use but, in the years immediately preceding the Civil War, a new building type appeared, the so-called “French flat.” These flats could house many families in individual housing units sheltered under one roof. Initially, the name caused some concern. French culture had a reputation for certain unacceptable behaviors and, by association, apartment dwelling (as part of that culture) was considered morally questionable. In apartments in Paris it was possible to look directly from parlors into the bedrooms, which, for Americans, conjured up visions of unacceptable license.

Another negative aspect of apartment living for the middle class was its association with the tenements of the working class. Mid- to late-nineteenth century scandals of crowded, poor, and dangerous tenement structures in New York City were well-known. These precedents suggested that multiple dwellings were, by their nature, low-class and dangerous, both unwelcome connotations. It was within this cultural setting that apartment buildings first emerged for the wealthy and, by that avenue, slowly became acceptable to the middle-class.

⁹ In an article for the *Buffalo Courier Express* [quoted in *Alone Together*], H. Katherine Smith commented that people who had chosen apartment dwelling would ask each other this question in jest (“*Apartment Houses Where Friendliness Was Prevalent*,” May 14, 1933), 9:1.

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Apartment living won wide acceptance in New York City after the appearance of luxury apartment houses, and by the end of the nineteenth century this building type housed a larger percentage of middle-class New Yorkers. *Phillip's Elite Directory of Private Families*, published yearly beginning in 1874, listed the addresses of the genteel – the addresses of individuals living in apartment buildings as well as in private homes. By the first decade of the twentieth century, apartment buildings were so fully at home in Manhattan that they replaced private-house construction almost completely.

As the concept of apartment living became acceptable, various subtypes emerged. One type of apartment developed specifically for single men; “bachelor-flats” served tenants who were assumed to have many middle-class values, but not the same needs as a “stable” nuclear family. These apartments had specific physical and planning characteristics. Frequently there was no kitchen in the apartment; meals, it was assumed, would be taken at restaurants. Since the unit accommodated only one person, separate circulation was not an issue and there was no concern for privacy. The bachelor walked directly into his parlor from his front door, from there directly into his bedroom and thence to his bathroom.

Apartments for family life did have kitchens, and the bathroom was located off the parlor rather than on the other side of the bedrooms so that visitors could not gain a view into the private space. According to Cromley:

By 1890, families might choose an apartment because they found one-floor living more convenient, because nothing else was affordable, because they liked the social homogeneity of an apartment house, because they were attracted by modern technological aids to housekeeping or because this new form of dwelling seemed culturally progressive, novel, or glamorous.... The chief cause of the rapid growth of the apartment among us wrote a skeptical Scribner's author in 1895, was the difficulty of obtaining servants and of doing housework; women willingly sacrificed identity and privacy, attributed to individual houses, in order to 'escape from the trammels' [of housework] in the ease of apartment life.¹⁰

Young middle-class women were attracted to the modern conveniences available in upscale apartment houses, which included such new and modern electrically powered devices as washing-machines, electric refrigerators, gas ranges, built-in tub and shower combinations, limitless hot water, and maid and janitor services.¹¹

Designers of apartment houses worked to allow middle-class individuals and genteel families to feel as much at home in multi-family dwellings as in private residences. The H-plan was popular because the indentations in the perimeter provided additional space for windows; as in the private home, there was a view from every room to the outside. Interior circulation was also carefully considered. The main lobby was, by its very nature, a shared space, but once inside an apartment the tenant entered a private domain with all the comforts of a private home. Entry halls, although small, were a filtering space that separated family space from the outside, and interior halls separated family spaces from private/personal spaces.¹² The American issues with “French Flats” were addressed by arranging bedrooms away from parlors where visitors might be entertained; accessing these private spaces off a small hallway kept them from prying eyes. The apartments for singles and young couples of the middle-class were basically one- and two-bedroom types, as was the case at the Sagamore.

A 'private' (which meant cooperative) apartment house design in 1911 by William Boring on Sixtieth Street and Park Avenue provided a plan...that integrated a complete service suite with all the other family zones seen at 78 Irving Place. In the plan the public, private and service zones were worked out skillfully

¹⁰ Elizabeth Collins Cromley, *Alone Together: A History of New York's Early Apartments* (Ithaca, NY: Cornell University Press, 1999), 186, 199.

¹¹ Cynthia Carrington Carter, “Huntley Apartments” [National Register Nomination, 11NR06196] (Waterford, NY: NYS Office of Parks, Recreation, and Historic Preservation, Division for Historic Preservation, 2011).

¹² Cromley, 186, 199.

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to allow each zone to perform at its most effective level. The public, entertainment zone included an entrance foyer, closets, and spacious drawing room and library, contiguous to the dining room. Clearly separated from the zone of publicity, the private realm of bedrooms and bathrooms had its own separate corridor circulation. The service zone included three servants rooms, and route to the front door so that servants could admit guests without intruding on the entertainments or privacy of their employers. A service zone with its own circulation was characteristic of first-decade designs for well-to-do tenants. Usually such spaces as the servant's sitting room or sometimes a pantry or the kitchen itself functioned as part of the circulation path. The Boring building is a good example of functional interpretations of room groups, which brought New York's experimental era in apartment building to its culmination.

While architects struggled to achieve comfortably ordered spaces in middle-class units, they were of necessity working for anonymous clients and idealized family forms. The arrangement of interior space for actual use depended upon a specific tenant's needs and economic ability. Tenants who respected the ideal standards of refined housekeeping and entertaining still could live only in rental spaces they could afford, and real life economies often compromised planning abstractions.¹³

While a modern nineteenth-century family would find specificity in room use a mark of cultural progress, in small dwelling spaces it was too expensive. Highly specific circulation spaces, for example, such as separate paths for servants and for family cost too much; spatial luxury was a mark of conspicuous consumption reserved for wealthy house owners or the tenants of huge apartments. Smaller middle-class apartments required the kinds of economy in spatial expenditure, overlapping in uses of space, that were more in keeping with [historian] Handlin's second notion of the room with extra uses [ie. that builder's guides of the period promoted room plans that were larger than their designated function and furniture required....to accept unpredicted functions...].¹⁴

Apartment Buildings in Buffalo & Rochester¹⁵

By the end of the nineteenth century, apartment buildings began to be built outside of New York City on a scale befitting the size of the locale. The Wayne and the Waldorf Apartments, located at 1106 Main Street in Buffalo, NY, are a good example of a modest residential apartment complex in upstate New York at the turn of the twentieth century.¹⁶ Constructed in 1897 to the designs of architect William H. Archer, the Wayne and the Waldorf were meant to serve middle-income level residents in the developing North Main Street area. Between them, the buildings had 32 units, four flats per floor on four floors, with two larger flats at the front and two smaller flats at the rear.

By the 1920s apartment building construction out-paced single-family home construction in many cities; however, much of that construction was beginning to take place in suburbs farther away from the expanding city. Most of the new apartments catered to the middle and upper classes.¹⁷ Buffalo apartments with large, grand living spaces such as the Parke Apartments (NR 2007, constructed in 1924) and 800 West Ferry (constructed in 1929) were built for the wealthy who were moving out of their large mansions into apartments and hotels. These offered

¹³ Cromley, 180.

¹⁴ Cromley, 183

¹⁵ General information from Kerry Traynor, with editing by Jennifer Walkowski, "The Wayne and the Waldorf Apartments" [National Register Nomination, 14NR06575] (Waterford, NY: NYS Office of Parks, Recreation, and Historic Preservation, Division for Historic Preservation, 2014).

¹⁶ Originally the address for the Wayne was 1106-1108 Main Street and the Waldorf was 1112-1114 Main Street.

¹⁷ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (New York: Pantheon Books, 1981).

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“...familiar luxury and comfort without the necessity of hiring serving staff [they could depend on the staff of the hotel or apartment house] or the burdens of larger property ownership.”¹⁸

As time went on, luxury and smaller apartments constructed closer to the city began to see a change where the “...impermanence of their resident neighborliness has nearly disappeared within their walls.”¹⁹ A Buffalo newspaper article from 1933 contrasted the prevailing attitude of that era of apartment dwellers, who generally kept to themselves to “...thirty or forty years ago, [when] living under the same roof was actually deemed a basis for friendship and the residents of a ‘flat’ frequently entertained the people living in the building.”²⁰ In the late nineteenth and early twentieth centuries, it was not unusual for a tenant to host summertime rooftop parties for the other tenants. In the winter they formed card clubs. However, when the first generation of young newlywed couples and professionals moved out, they were not replaced with other young couples or professionals; those who could, moved farther away from the encroaching city to suburban neighborhoods for their first home or apartment. The apartments construct[ed] in the early suburbs were now considered part of downtown, and those who were unable to move away from the city, often the children of immigrants, began to inhabit the late nineteenth and early twentieth century flats.

The East Avenue Neighborhood of Rochester also has several examples of apartment buildings from this key period of upper- and middle-class apartment development. The Algonquin Apartments at 34 Goodman Street was built in 1928 as a four-story building with one and two bedroom apartments and a grand lobby furnished with wall murals. The Shelburne, with 44 apartments, built in the 1920s on the premier residential street of University Avenue, had 12 studios, 24 one-bedroom units, and 8 two-bedroom apartments. Another grand apartment building called The Whittier, with 43 apartments, was built in 1924 at 270 S. Goodman Street, and was mostly made up of one- and two-bedroom units.

These examples show that, in other upstate cities, there was a market for one- and two-bedroom units in buildings similar to the Sagamore. These apartments were targeted to middle-class tenants. (Luxury apartments would have required additional rooms and bedrooms for servants.)

Apartment Buildings in Syracuse

In Syracuse, two- and three-family houses first appeared in the 1890s, particularly along trolley lines. These early multi-dwelling buildings still had the look of single-family homes but were early versions of the apartment building. As was the case in New York City, the architectural resemblance of these houses to single-family homes was intentional.

At the turn of the twentieth century, luxury apartment buildings, with living quarters as large as those found in single-family homes, began to be constructed in some of the finest neighborhoods in Syracuse. Some of these buildings were established to serve the needs of aging neighborhood residents, often widows and widowers who could no longer maintain large homes. Giving up their large private residences, they moved into these luxury apartments, which allowed them to remain in their neighborhoods surrounded by friends and family with the comforts of nearby familiar shops and social organizations.

The Hartson Apartments, constructed in 1900 at 300-316 West Onondaga Street, and the Snowden Apartments, constructed in 1902 at 400 James Street, are examples of this building type. Many of the residents of the Hartson

¹⁸ For a full discussion of luxury apartment living, see Clair L. Ross, from information provided by Clinton Brown Company Architecture, “Parke Apartments” [National Register Nomination, 06NR05636] (Waterford, NY: NYS Office of Parks, Recreation, and Historic Preservation, Division for Historic Preservation, 2007),

¹⁹ Smith.

²⁰ Smith.

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were listed in the Social Register of Syracuse, and the Snowden was built with servants' quarters on the upper floor for the 28 units.²¹ These early luxury apartments helped change social attitudes and made apartment dwelling more acceptable to the middle class. If the upper class found it fashionable to live in these new apartment buildings, so could others.

The 1910 city directory lists 66 apartment buildings and flats in Syracuse. Of these, more than half (38) were small buildings with fewer than ten apartments. On the other hand, of the fifteen buildings with more than twenty units, ten were not truly apartment buildings; eight were large downtown commercial buildings with apartments on the upper floors, and two were residence halls associated with Syracuse University.

A newspaper article entitled, "Apartment Houses are in Good Demand," in the March 16, 1910, issue of the *Syracuse Post-Standard*, stated "...the demand for 2 and 3-family houses in Syracuse seems to increase daily." Apartments were gaining acceptance, but they still resembled single family homes in scale and style. Even buildings constructed as apartment buildings continued to resemble single-family homes. The Adella Apartments, which first appear on the 1906 Sanborn Insurance Map at 616-618 South Warren Street appear to be twin row houses.²² The same is true of The Powers Apartments at 125 East Onondaga Street and The Holland Apartments at 125-127 Madison Street.

The New Wave of Post-WWI Apartment Buildings

At the beginning of the twentieth century, Syracuse's population began to grow rapidly, and there was a continuous need for new housing for the next fifty years. The population increased by 60 percent between 1900 (108,374) and 1925 (182,003), and by 1930 it had almost doubled its 1900 number to 209,326. That same year, there were an estimated 48,814 families living in the city but only 33,719 dwellings. With the shortage of housing stock, apartments became an acceptable alternative to buying a single-family home for young couples just starting out. As larger apartment buildings were constructed for and accepted by the upper class in Syracuse, the middle class also began to seek out apartments.

Between 1920 and 1929, developers designed large apartment buildings specifically for this segment of the population. In 1920 there was a total of twenty large apartment buildings in Syracuse; by 1930 that number had doubled. Indicative of their acceptance was an advertisement in the *Syracuse Herald* of October 1, 1927: "The new Onondaga Apartments feature 'Park Avenue Style.'" This was an obvious reference to New York City apartments along the famous Park Avenue.

The appeal to modern conveniences was an important aspect of marketing apartment houses in Syracuse. As fewer and fewer families utilized hired help to carry out household duties, there was a reassessment of how various spaces in the new apartment dwellings should be used. Servants had become increasingly rare throughout the state.

*...In her study of domestic service, Faye Dudden records that there were an average of 250 servants per 1,000 families in the 1855 census in New York City. David Katzman shows that while New York families used 188 servants per 1,000 families in 1880 and 141 servants per 1,000 families in 1900, the number dropped drastically in the twentieth century; by 1920 there were only 66 servants per 1,000 families. This decrease in servants parallels an increase in available technological aids to housekeeping.*²³

It also permitted the gradual elimination of servant rooms as part of apartment design because housewives were expected to adopt cutting edge technology for household chores rather than depend on servants.

²¹ *Social Register of Syracuse, 1901* (New York: Social Register Association, 1901); Smith.

²² *Sanborn Insurance Maps of Syracuse, 1906*, Vol. 1 (New York: Sanborn Map Company, 1906).

²³ Cromley, 199.

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Once apartment buildings were accepted as a suitable housing type for the middle class, they could be built in neighborhoods formerly off limits to multiple-family dwellings. West Onondaga Street was considered one of the wealthier neighborhoods in Syracuse in the late nineteenth century, with several mansions constructed on large lots. After WW I, commercial and business uses began to advance down West Onondaga Street from its downtown intersection with South Salina Street. One of the first new apartment buildings was “The Hartson,” at 300-316 W. Onondaga, with 25 luxury apartments; it was built in 1900 and had residents on the Social Register.²⁴ In 1909, “The Leonard” was built at 404 West Onondaga with 12 luxury apartments for widows and widowers.²⁵ The Snowden and the Leavenworth were also examples of early luxury apartments that helped set the stage for the acceptability of apartment dwelling by the middle-class after World War I.

By the 1920s, there were several apartment buildings in the city inclusive of The Belmore advertising \$65-75/month for a four-room unfurnished apartment and \$80-\$100/month for a furnished one.²⁶ Some of the Belmore’s amenities included “maid and valet service,” a “heated garage,” and a “shower.” The Schopfer Court apartments advertised furnished five-room (two-bedroom) apartments at \$20 per week (\$80/month) with “garage” and “housekeeping.” The rate for rental apartments across the city settled down at \$20 to \$24/month for a four-room apartment; \$30-\$35/month for five rooms, and between \$35 and \$45/month for six rooms.²⁷ When the Sagamore was built in 1927, its range of \$80-100 per month clearly placed it in the upper end of this market.

Apartment houses kept marching down West Onondaga Street. An apartment house named “The Onondaga,” with 27 apartments, was built in 1928 at the intersection of West Onondaga and West Streets.²⁸ Another four-story apartment house called the Roxy appeared in the city directory in 1929 at 723 West Onondaga Street. It had a similar architectural style to the Sagamore – paired windows, cast-concrete decorative elements, an attached garage accessed from the interior of the apartment house, and similar “T” shaped massing.

The Huntley Apartments, built at the same time, was clearly designed for and marketed to middle-class residents. Its location was chosen for access to the city trolley lines and proximity to Onondaga Park. Its suitability for young families was reinforced in the ads that referenced the nearness of public and parochial schools. Many of its amenities were those touted in contemporary periodicals as modern, convenient, and up-to-date. An added bonus was the garage for tenants’ cars. (Contemporary homes being constructed in the city at the time often featured a garage, and the “Building Permits” column in the local newspaper listed more permits for private garages than for any other type of permit, but a heated garage attached to an apartment building was still rare and noteworthy.)²⁹ The apartment garage at the Huntley property is the only one in the city that remains from this era. This garage and the one originally behind the Sagamore (no longer extant) illustrate the rise of automobile use in Syracuse at the end of the 1920s. Unfortunately, the onset of the Great Depression soon brought a temporary end to increased auto use and halted almost all commercial construction in Syracuse for nearly ten years. Thus, the Huntley and the Sagamore were probably the last of the pre-World War II apartment buildings to include garages.³⁰

²⁴ Cynthia Carrington Carter. “West Onondaga Street” [Manuscript].

²⁵ Carter, “West Onondaga Street.”

²⁶ “Furnished Apartments” [Classified Ad], *Syracuse Journal* (January, 21, 1928).

²⁷ “‘Unfurnished’ and ‘Furnished’ Apartments” [Classified Ad] *Syracuse American* (May 29, 1927), 23.

²⁸ Dick Case, “Co-op Brings Stability to Old Neighborhood,” *Syracuse Post Standard* (October, 31, 2002).

²⁹ Carter, “Huntley.”

³⁰ Carter, “Huntley.”

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The social significance of “The Sagamore,” with its 34 apartments and attached garage, lies in its role as part of the wave of post-World War 1 housing built along West Onondaga Street to cater to Syracuse’s rising upper-middle class at the end of the “Roaring Twenties.” The building was on a direct trolley line to downtown, but this was not mentioned in the advertising. Instead, tenants were offered the ability to park their private cars behind their home. The garage for the Sagamore Apartment House was demolished some time ago, so it cannot be analyzed or compared to similar structures, but the apartment house itself provides good information about other aspects of contemporary middle-class life.³¹

The building was constructed as a speculation by the Detroit Construction Company in early 1926. The company incorporated in Syracuse the previous year and sold the finished building – with all units leased – in September to Levi Manheim. [The Huntley Apartments were similarly built by outside interests and immediately sold.] The building was described as “the newest apartment house in the city” with “3, 4, and 5 room suites,” fireproof construction, the latest firefighting devices, an elevator, and those garages for residents.³²

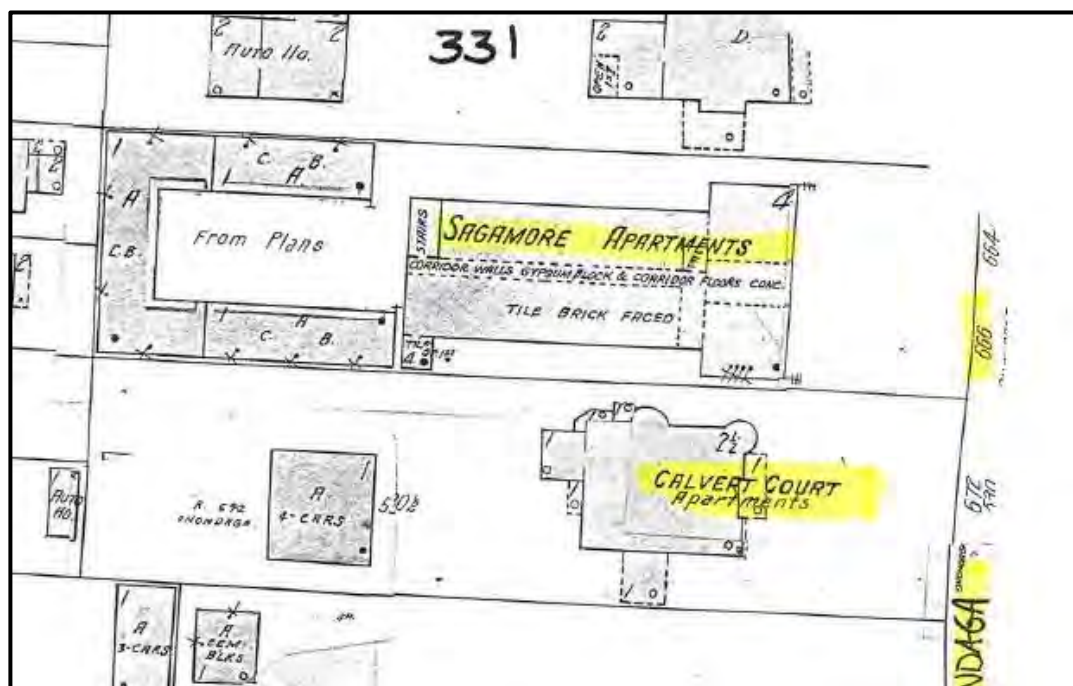


Figure 4. Detail of Sagamore Apartment House from 1910-1951 Sanborn Map. Note: Garages behind the building and converted residence (Calvert Court Apartments) to the south.

The majority (24 of 34) of the units at the Sagamore were two- and three-room apartments without servants quarters, clearly meant for occupancy by singles or couples. The typical layout for an apartment was to enter from the public hallway into a small foyer, and thence into the parlor or living room. From the living room, the resident had two options – either the kitchen / dining area or the bathroom. A small hall in front of the bathroom also led to the bedroom(s). City directories of the time show that many of the residents of “The Sagamore” were business owners and professionals such as attorneys, engineers, chemists, and college professors – all part of the rising middle and upper classes of Syracuse.

³¹ From the plan in the 1910-1951 Sanborn Map, the garage appears to have been a structure one car deep with multiple garage doors along its face. It probably did not have enough space for each tenant to house a car.

³² “Yesterday’s Business Transactions Onondaga County,” *Rochester Daily Record* (October 28, 1925), [illegible]; “Levi Manheim Buys Sagamore for \$250,000,” *Syracuse Journal* (September 17, 1926), 8.

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The list of Sagamore residents in the Syracuse directories for 1929 and 1930 yields a splendid and interesting view into the social strata of the building. One individual was owner of an insurance company and lived there with his wife. A fellow resident was office manager for another insurance company; his wife was also in residence. One tenant was president of the Syracuse Typesetting Co. on 307 S. Franklin Street. A fourth, aged 41, was “asst. foreman” for the Niagara Lockport & Ontario Power Co. on the corner of Shonnard Street.³³ A year later the manager of the same power company lived in the building. The owner of a famous German food establishment on the North Side – the “Knaus Restaurant” – was Paul Knaus; he and his wife had been born in Germany and now, in their forties, chose to live at the Sagamore.³⁴ A sixth tenant was a “tool supervisor” for the New Process Gear Factory at 500 Plum Street. There were also lawyers, engineers, teachers, accountants, chemists, and salesmen. One engineer and his wife, in their thirties, lived in an apartment with two children. There was even a professor from the College of Law at Syracuse University; he had been born in Massachusetts in 1893, but his father had been born in New Jersey and his mother in Russia.³⁵ A few years later, the census records show that the residents of the Sagamore ranged from couples in their twenties to young families to occupants in their fifties. The thread that tied them together seemed to be their social class and income.

Once the Depression set in, people in the middle class were squeezed hard. However, the city directory listing in 1938 shows that the Sagamore still had mostly upper-middle-class residents. There were a variety of professionals and business people: a dentist and his wife; the manager of the Langdon & Hughes Electric Co.; the manager of the Paramount Theater (movie house); the owner of Edson’s Ladies Furnishings on 445 S. Salina St.; a pair of brothers (Chas. V. and Richard T. Byrnes, in separate apartments) who owned two drugstores – Byrnes Bro. Druggists at 301 South Ave. and 442 James St.; the manager of Wilbur-Rogers Inc., a women’s clothing company located downtown between the expensive Wells & Coverly and W.T. Grants (at the time a large well-to-do department store rather than the “five & dime” it became at the end of its life in the 1960s).³⁶ One resident was the assistant division engineer for the New York Central Railroad; he lived with his wife in the Sagamore. Another resident’s unusual occupation was that of chemist investigating ice cream for the Borden Co. Laboratory. Charles E. Mills was the corporate secretary for the “H. E. Mills Mfg Co. Inc.,” at 100 W. Onondaga; he lived at the Sagamore with his wife and could probably walk to work. Paul Knaus’s widow still lived in the building in 1938. Another resident was the superintendent of the Electrical Department at Niagara Hudson Power Corporation and Central New York Power Corporation. Minerva Dibble owned “Madame Minerva Beauty Academy” at 551 South Salina St. in the fashionable part of downtown.³⁷

A bit over ten years later, the local economy had rebounded after World War II, and Syracuse reached its highest population – 220,563. Interestingly however, the list of Sagamore residents in the city directory for 1950 shows a shift in the make-up of tenants – to more teachers, clerks, sales people, and stenographers.³⁸ A small handful of business owners remained – like the Byrnes brother who owned one of the pharmacies, the manager (and wife) of the River Raisin Paper Co., and the president and his wife (listed as vice president) of Paul’s Beauty Shop. But apartment living was changing as people with means moved into modern single-family housing.

In the city directory for 1960, 14 of the 34 residents living at the Sagamore in 1950 remained. This suggests that West Onondaga Street continued to be viewed as a “good address” for middle-class tenants, and that the area remained stable. But, by 1969, another demographic shift was taking place towards seniors and retirees; the city directory listed two widows and eight as “retired.”³⁹ This matched the population shift in the city where middle-

³³ US Census, 1930. Available from familysearch.org/search/collection/1810731.

³⁴ US Census, 1930.

³⁵ US Census, 1930.

³⁶ Edson had apparently changed his name since 1928 from Edelstein to Edson.

³⁷ *Polk’s Syracuse City Directory*, Vol. 1938 (Boston: R.L. Polk & Co., 1938).

³⁸ *Polk’s Greater Syracuse City Directory*, Vol. 92 (Boston: R.L. Polk & Co., 1950).

³⁹ *Polk’s Greater Syracuse City Directory*, Vol. 109 (Boston: R.L. Polk & Co., 1969).

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class flight to the suburbs had begun to drain residential neighborhoods. The trend continued downward for the rest of the twentieth century. From its population peak in 1950 (220,583), Syracuse began a slow decline. In 1960 the population was 216,038, and in 1970 it was 197,208. By 1980, Syracuse's population was 170,208, almost 23 percent below its peak. Today the city population is less than 145,000 within a metro area of more than 700,000.

Conclusion

The Sagamore Apartment House is locally significant as an example of the rise of the middle class in Syracuse and the development of a new form of housing for them in the first quarter of the twentieth century. The building served its target population from the late 1920s through the early 1960s when middle-class flight to the suburbs began. Related shifts in the demographics of Sagamore residents reflect this change. The building was designed for rising professionals and their spouses. The architectural layout of one- and two-bedroom flats derived from precedents in New York City and Syracuse that included new technologies for household convenience and made apartment living acceptable to the middle class. Over the next forty years the Sagamore held stable, but in the 1950s it began to house more clerks and teachers than business owners. By the late 1960s, more seniors, widows, and retirees called it home. It closed in 1990 and has remained vacant since then.

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Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: Onondaga Historical Association

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property .51 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 18N 405350E 4765685N
Zone Easting Northing

3 Zone Easting Northing

2 Zone Easting Northing

4 Zone Easting Northing

Verbal Boundary Description

The boundary is indicated by a heavy line on the enclosed map with scale.

Boundary Justification

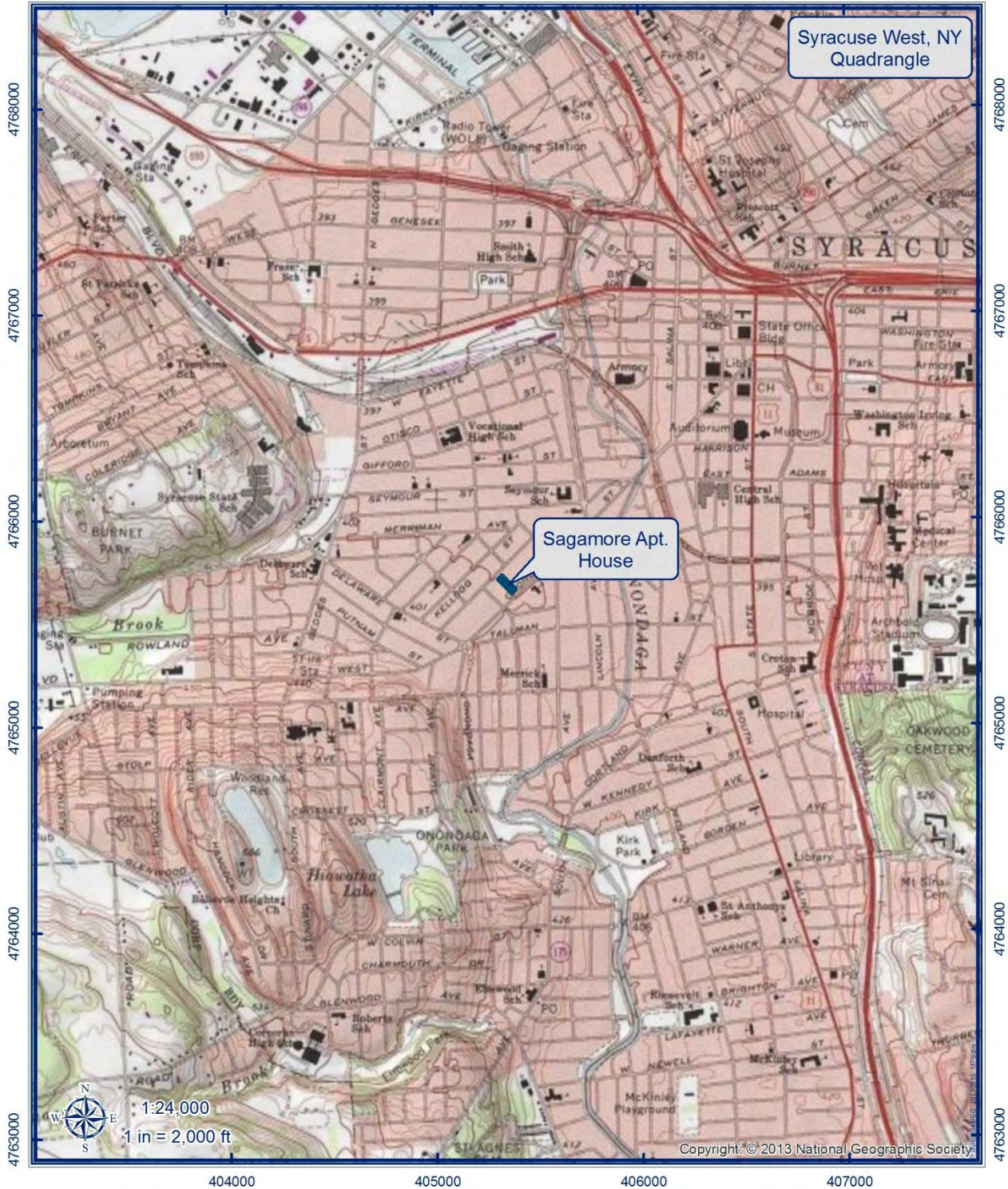
The boundary encompasses the lot historically and currently associated with the nominated building.

Sagamore Apartment House
Name of Property

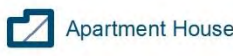
Onondaga County, NY
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Sagamore Apartment House
City of Syracuse, Onondaga Co., NY

664-666 West Onondaga Street
Syracuse, NY 13204



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Apartment House



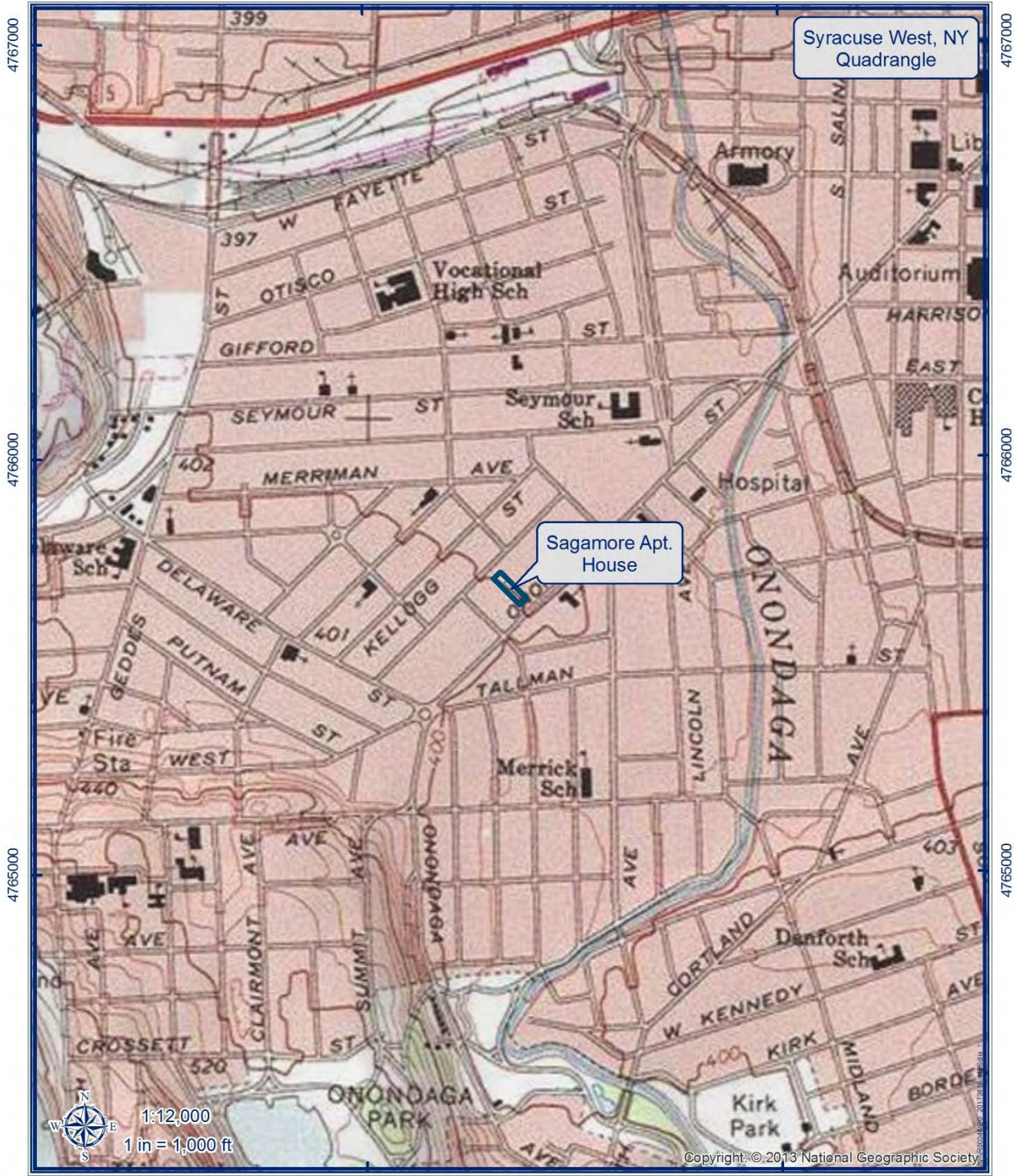
Parks, Recreation
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Apartment House



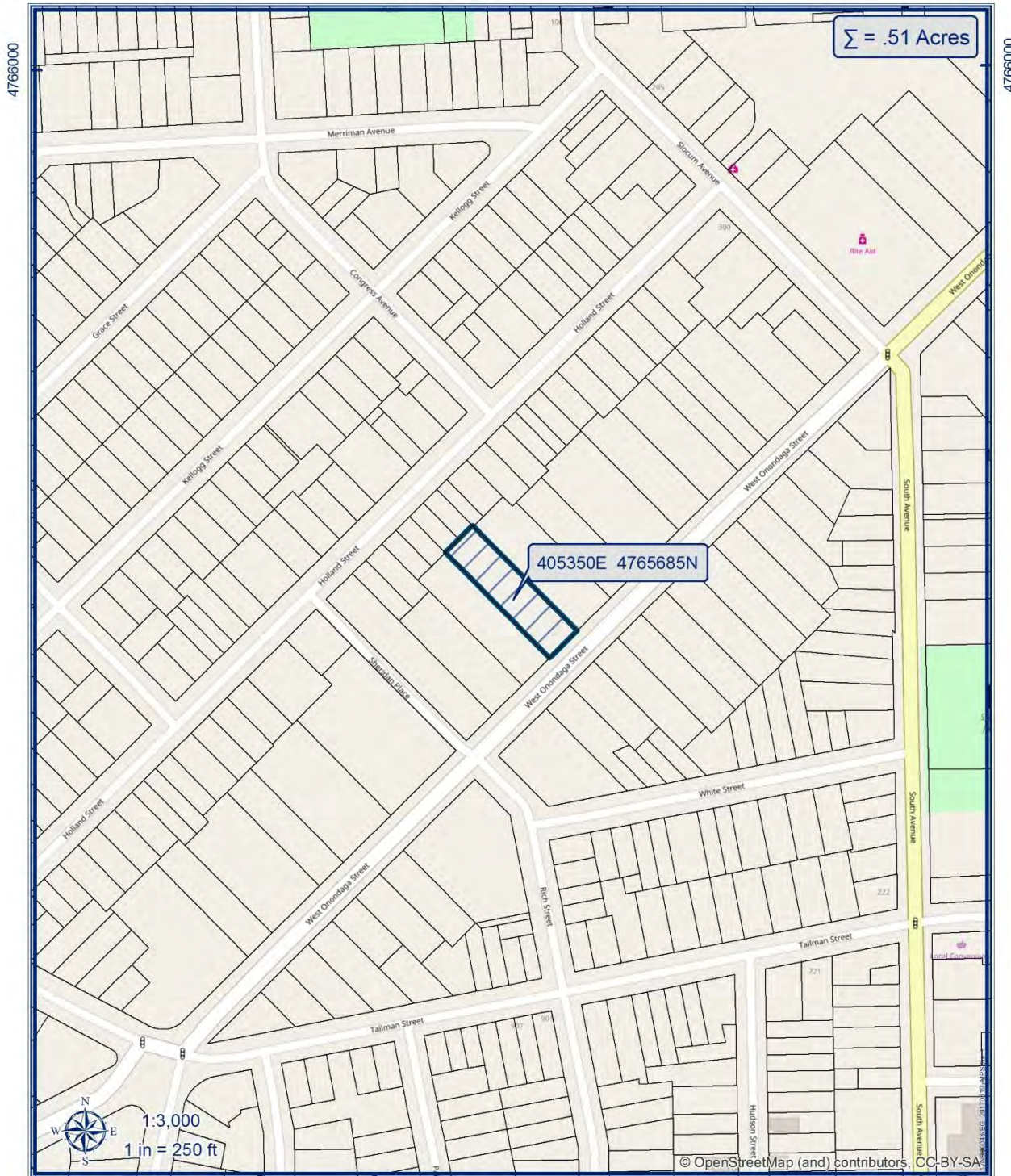
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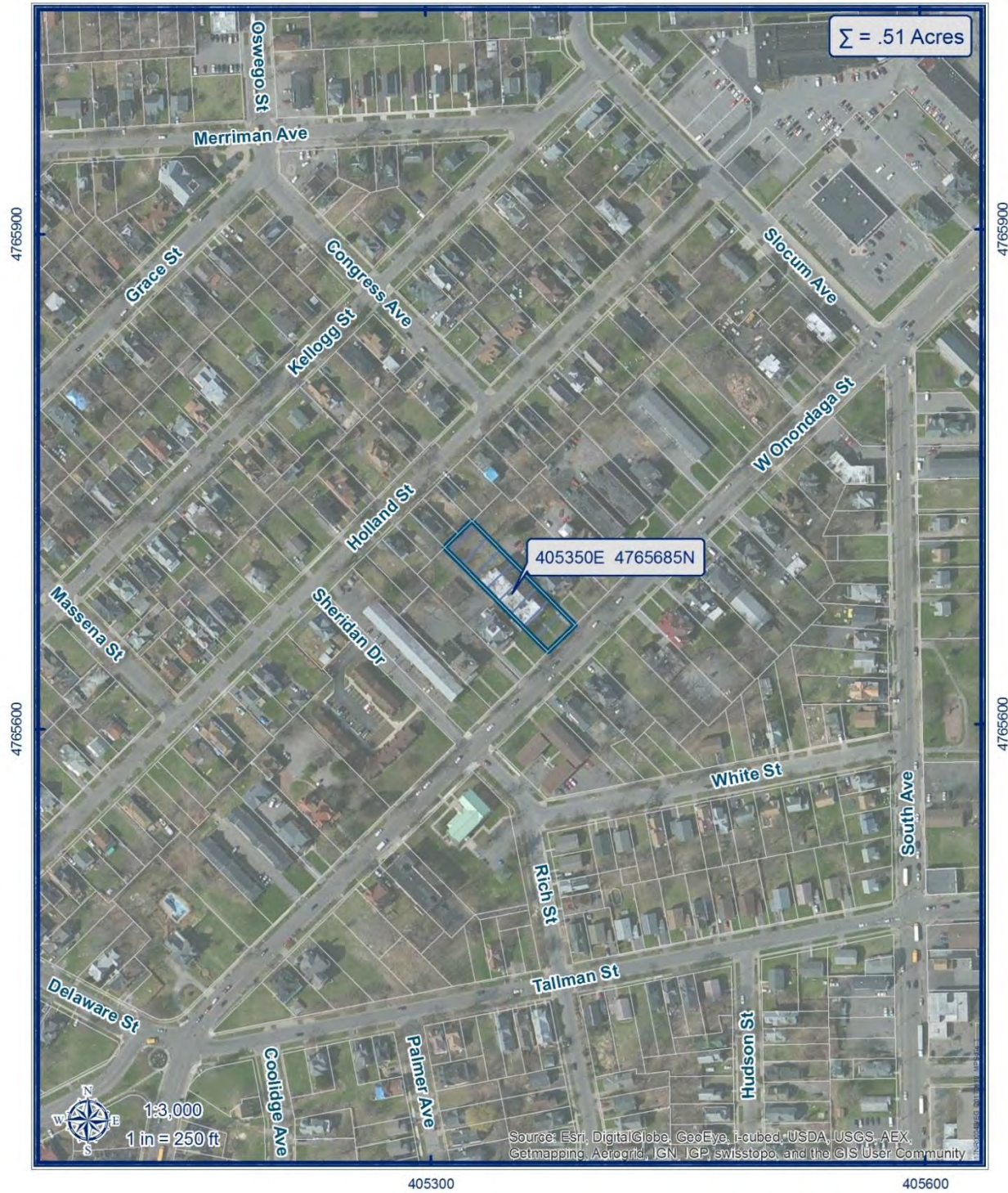
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Name of Property

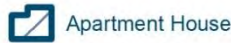
Onondaga County, NY
County and State

Sagamore Apartment House
City of Syracuse, Onondaga Co., NY

664-666 West Onondaga Street
Syracuse, NY 13204



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Parks, Recreation
and Historic Preservation

NOTE: The Orthos view appears to show that a portion of the Sagamore Apartment House is on the adjacent lot; in fact, there is no boundary issue.

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11. Form Prepared By

name/title Dean Biancavilla (with edits by Emilie W. Gould, NY State Historic Preservation Office)
organization Holmes King Kallquist, & Associates, LLP Architects date May 2, 2017
street & number 575 North Salina Street telephone 315-476-8371
city or town Syracuse, New York state NY zip code 13208
e-mail dab@hkkarchitects.com

Photographs:

Name of Property: Sagamore Apartment House

City or Vicinity: Syracuse

County: Onondaga State: New York

Photographers: Dean Biancavilla (DB, as noted in caption) and Emilie W. Gould (EWG, as noted in caption)

Date Photographed: September 2014 (Biancavilla) and December 2015 (Gould)

Description of Photograph(s) and number:

0001: SITE: Looking northeast along West Onondaga Street (EWG).

0002: SITE: Looking southwest along West Onondaga Street (EWG).

0003: SITE: Rear of lot showing concrete pads for parking garages (EWG)

0004: ELEVATION: Façade (Southeast) (DB)

0005: ELEVATION: East corner, showing "T" form of building (DB).

0006: ELEVATION: Side (northeast) elevation (DB).

0007: ELEVATION: Rear (northwest) (DB).

0008: ELEVATION: Side (northeast) elevation, looking under extension (EWG).

0009: ELEVATION: Extension at west corner (EWG).

0010: DETAIL: Front entry (EWG).

0011: DETAIL: Round-arch lintel on façade (EWG).

0012: DETAIL: Decorative parapet urn (DB).

0013: DETAIL: Decorative parapet plaque (DB).

0014: INTERIOR: Front stair, fourth floor (EWG).

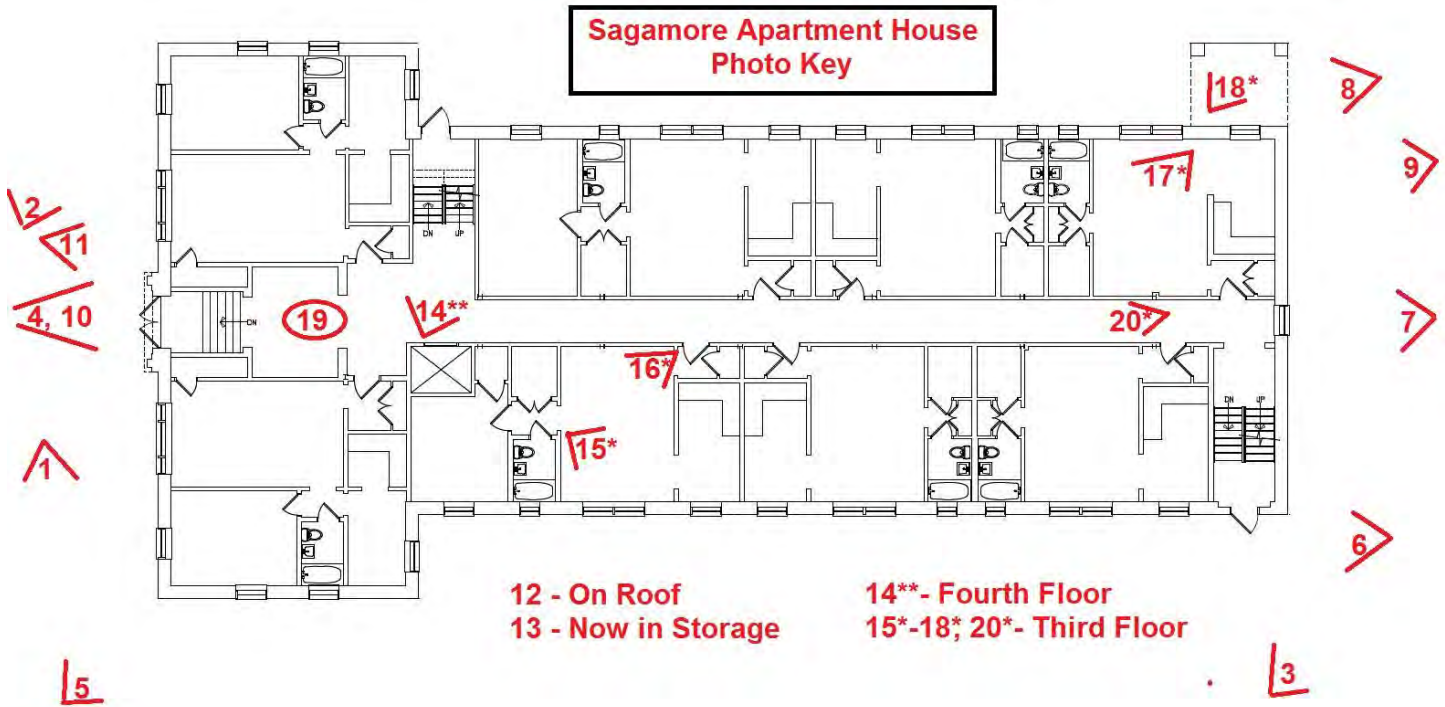
0015: INTERIOR: One-bedroom apartment, living room and breakfast area (DB).

0016: INTERIOR: One-bedroom apartment, showing pass-through to bedroom with bathroom on left and built-in shelves on right of passageway (DB).

Sagamore Apartment House
 Name of Property

Onondaga County, NY
 County and State

- 0017: INTERIOR: Studio apartment, Murphy bed framing (EWG).
- 0018: INTERIOR: Studio apartment, extension, purported dining room (EWG).
- 0019: INTERIOR: Tile in entrance hall (DB).
- 0020: INTERIOR: Fire-proof corridor (EWG).



Property Owner: _____

name _____

street & number _____ telephone _____

city or town _____ state NY 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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/3/2017 Date of Pending List: 9/1/2017 Date of 16th Day: 9/18/2017 Date of 45th Day: 9/18/2017 Date of Weekly List: 9/21/2017

Reference number:

Nominator:

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 9/18/2017 Date

Abstract/Summary Comments:

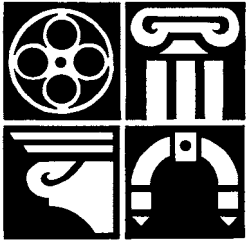
Recommendation/ Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

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.



*SYRACUSE
LANDMARK
PRESERVATION
BOARD*

May 25, 2017

Mr. Michael Lynch
Director, Division of Historic Preservation
NYS Office of Parks Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189
Waterford, NY 12188-0189

Re: Sagamore Apartment House
664-666 W Onondaga Street

Dear Mr. Lynch:

The Syracuse Landmark Preservation Board is in receipt of your letter dated May 2, 2017 regarding the Sagamore Apartment House, located at 664-666 W Onondaga Street. The Board reviewed the nomination at its May 18, 2017 meeting.

The Sagamore Apartment House is one of several significant late-19th and early-20th century apartment buildings in Syracuse recently nominated for the National Register of Historic Places. Together, these resources tell an important story of the growth of the city and the evolution of the apartment building as an attractive residential option for the city's growing middle class at the turn of the last century.

The Board concurs that this property meets the criteria for eligibility and strongly supports its listing in the State and National Registers.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald S. Radke".

Donald S. Radke
Chairman



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner



28 July 2017

Alexis Abernathy
National Park Service
National Register of Historic Places

Mail Stop 7228

1849 C Street NW
Washington DC 20240

Re: National Register Nominations

Dear Ms. Abernathy:

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

Gumaer Cemetery, Orange County
Stillwater Mountain Fire Observation Station (Fire Observation Stations of the New York State Forest Preserve), Herkimer County
Sagamore Apartment House, Onondaga County
St. Matthew's Episcopal Church, Chemung County
Crandell Theatre, Columbia County

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

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office