

**INTENSIVE ARCHITECTURAL SURVEY
INVENTORY AND CONDITIONS ASSESSMENT
OF INDUSTRIAL MILL BUILDINGS
OUTSIDE OF THE
GREAT FALLS HISTORIC DISTRICT
THROUGHOUT THE CITY OF PATERSON
PASSAIC COUNTY, NEW JERSEY**

Prepared for:

**The City of Paterson
City of Paterson Historic Preservation Commission**

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MANAGEMENT SUMMARY

This report presents the results of an intensive-level architectural survey of 30 historic mills in the City of Paterson, Passaic County, New Jersey. These 30 mills were recognized by Mayor Jeffery Jones, the Paterson Historic Preservation Commission's staff and by industrial historians as representing a highly significant but largely underappreciated cultural resource directly associated with the expansion of Paterson when it was known worldwide as "The Silk City" during the half century dating from roughly 1875 to 1925.

The "30 mills" survey was initiated by the City of Paterson with the expressed goal of identifying and surveying historic large-scale mills located in parts of the city outside of the Great Falls district. The project was funded by a Certified Local Government Grant-in-Aid from the New Jersey Department of Environmental Protection, Historic Preservation Office (NJHPO). This came in recognition by Mayor Jeffery Jones that these buildings should play an important role in future development plans and that they are an important cultural assets scattered throughout much of the city. In many instances, these large buildings anchor the mixed-use neighborhoods in which they are located. The overarching goal of this survey was to provide data that could be used to guide and promote historic preservation by increasing awareness of these buildings and encouraging their appropriate treatment as historic resources.

This report presents a historic summary placing the mills in historic contexts of industrial architecture and the development of specific industrial sectors including silk, silk dyeing and finishing, machine works, locomotives and aeronautics, which made Paterson known nationally and, in some instance, internationally, for the skill and productivity of its businesses and workers. It also recognizes the mills for the potential significance they may have in association with industrial archaeology and the social history of labor, immigration and ethnicity. The report makes the recommendation that several of these themes are worthy of further exploration and research to answer questions about the degree of direct historic associations with the mills in the survey.

In order to bring immediate recognition to threatened mills, it is recommended that the Paterson Historic Preservation Commission and the City of Paterson move forward with plans to designate buildings to the list of city landmarks that meet the city's *Criteria and Procedures* for listing. Consideration should be given to providing PHPC staff with the resources to educate owners on appropriate maintenance and preservation treatments that will preserve mills that anchor Paterson's neighborhoods and provide the city with a remarkable sense of place and heritage. Mills identified as significant by this survey should also be considered for targeted assistance through the city's Division of Economic Development and Division of Planning & Zoning. This assistance may take the form of helping owners to identify potential rehabilitation or re-use solutions.

The report recommends that 28 of the 30 mills meet the eligibility criteria of the New Jersey and National Registers of Historic Places. It is suggested that the Multiple Property Documentation Form (MPDF) would be an appropriate approach to nominating the mills and recognizing their significance under the state and federal register acts. The data and context generated for this report can be used as a foundation for preparing the MPDF

MANAGEMENT SUMMARY (CONTINUED)

and reducing the cost associated with the effort. An important advantage of the MPDF approach is that mills listed or determined eligible will become qualified for federal preservation tax credits, which are an incentive for rehabilitation.

Furthermore, it is recommended that the resources identified by this survey be considered for inclusion in industrial heritage tourism, an area of tourism that is growing in the United States and Europe. This could take the form of a guided tour that links industrial sites throughout the city with the Great Falls National Historical Park and its visitor center. This tour would draw visitors into other parts of the city to explore its industrial architecture and aspects of its post-1850 industrial development beyond the waterpower. This tour could be combined with opportunities to experience sites that were associated with the Strike of 1913, as well as neighborhoods with historic and modern ethnic associations. The tour should not only have history but it should offer opportunities to experience the city's living culture, including food, music and art offered in neighborhoods with an industrial past.

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We offer our thanks to Gianfranco Archimede, Executive Director of the Paterson Historic Preservation Commission, who commissioned and coordinated this cultural resources survey. Mr. Archimede's assistance in field work and providing project photographs, maps, and other relevant data has been greatly appreciated. Andrea Tingey of the New Jersey Historic Preservation Office coordinated the Certified Local Government Grant-in-Aid that funded the project and offered valuable advice. Kinney Clark, also of the New Jersey Historic Preservation Office, set up the GIS and MS-Access database and very kindly installed the files on our computers and answered technical questions. We also received valuable assistance from the staffs of the Paterson Museum, the Passaic County Historical Society and the New Jersey State Library.

With regard to Hunter Research staff involvement, the project was conducted under the overall direction of Patrick Harshbarger, Principal Historian/Architectural Historian. Background research, field work and survey form preparation were carried out by Alison Haley and Patrick Harshbarger. GIS and report graphics were produced by Katie Rettinger. Graphic design work and report layout were completed by Lauren Lembo under the direction of James Lee. This report was written by Patrick Harshbarger and edited by Richard Hunter.

Richard W. Hunter, Ph.D., RPA
Principal/President

Chapter 1

INTRODUCTION

A. PROJECT DESCRIPTION AND SCOPE OF WORK

This report describes the results of an intensive-level historic architectural survey of 30 mills in the City of Paterson, Passaic County, New Jersey (Figure 1.1). The survey was designed to fill a data gap in prior survey work, which had largely concentrated on the mills located in the Great Falls/Society for Useful Manufactures National Historic Landmark District. These mills, the subject of so much historic preservation interest since the late 1960s and now located within or forming part of the surrounding setting of the Paterson Great Falls National Historical Park, authorized by Congress in 2009 and established by the Secretary of the Interior in 2011, have received the bulk of architectural historians', archaeologists' and preservationists' attention in Paterson when it comes to understanding and protecting the city's industrial heritage. The "30 mills" survey was initiated in 2010 by the City of Paterson with the expressed goal of identifying and surveying historic large-scale mills located in parts of the city outside of the Great Falls district. This came in recognition by Mayor Jeffery Jones that these buildings should play an important role in future development plans and that they are an important but underappreciated asset scattered throughout much of the city. In many instances, these large buildings anchor the mixed-use neighborhoods in which they are located. The overarching goal of this survey was to provide data that could be used to guide and promote historic preservation by increasing awareness of these buildings and encouraging their appropriate treatment as historic resources.

In September 2010, the City of Paterson Historic Preservation Commission (PHPC) applied for and received a Certified Local Government Grant-in-Aid for the survey from the New Jersey Department of Environmental Protection, Historic Preservation Office (NJHPO) (See Appendix A for the Grant Application and Agreement, Grant Identifier HE12-005). In September 2012, Hunter Research, Inc. was contracted with the City of Paterson to complete the survey. The Scope of Work included background research, field work and the preparation of this report following the NJHPO's *Guidelines for Architectural Surveys in New Jersey* per an Request for Proposal (RFP) issued by the City of Paterson in July 2012 (See Appendix B for the RFP and a detailed scope of work). Hunter Research's Principal Historian/Architectural Historian Patrick Harshbarger directed the work and was assisted by Architectural Historian Alison Haley (See Appendix D for resumes).

B. RESEARCH DESIGN

The research design for this project was developed by Gianfranco Archimede, Executive Director of the PHPC, to conform to the NJHPO's *Guidelines*. The first step in the research design was creating a list of mill properties for potential inclusion in the survey based on criteria established in the grant application. These criteria emphasize the identification of: 1). relatively large mills and mill complexes that existed outside of the Great Falls district; 2). mills that were identified as potentially eligible by previous citywide architectural surveys but had not been the subject of intensive-level evaluation or background research; 3). mills that had not been the subject of rehabilitation projects and were believed to be underutilized, vacant,

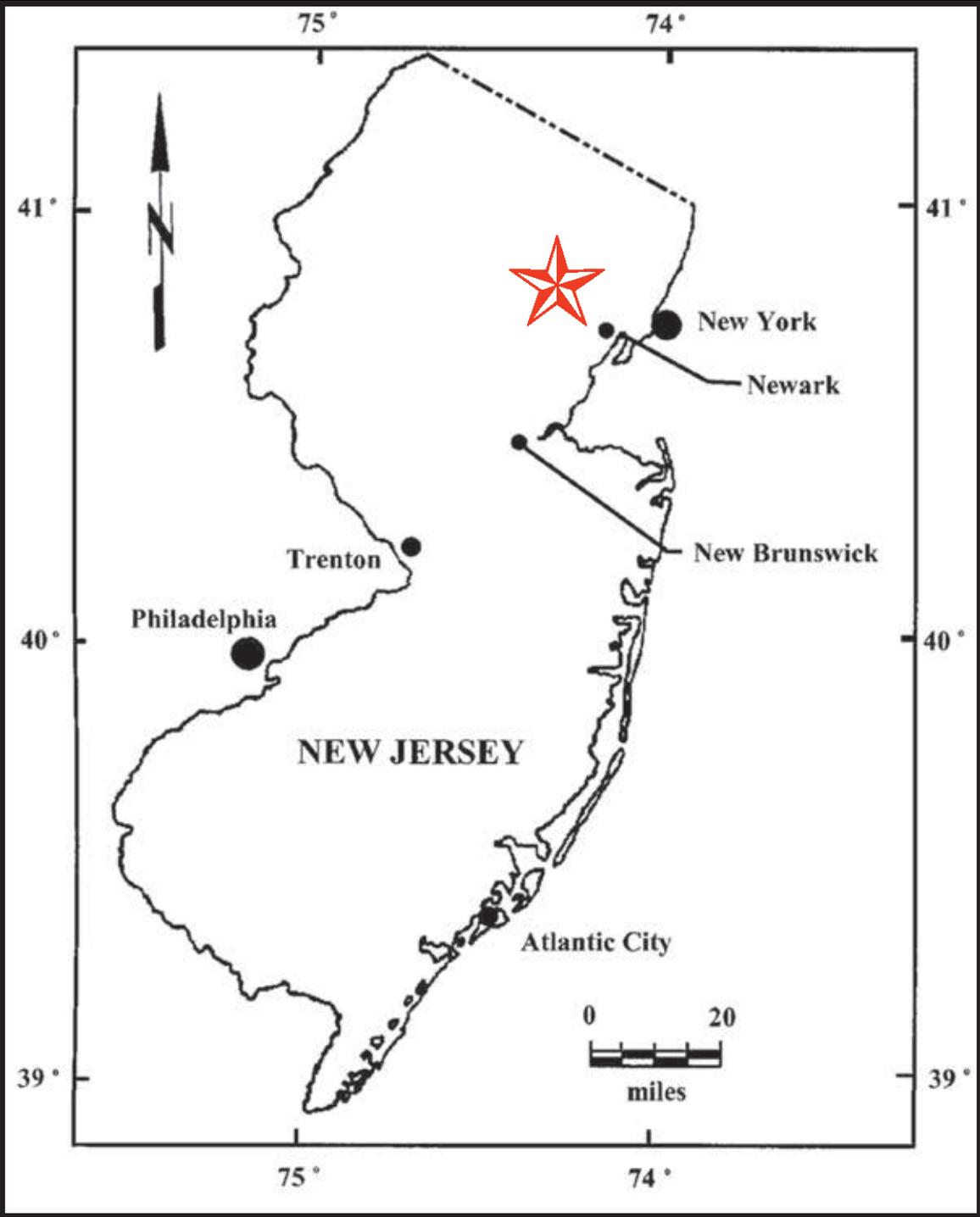


Figure 1.1. Location of Study Area.

or under possible threat of demolition; and 4). mills that were not included in prior citywide inventories, yet had been identified by the PHPC staff as having potential historical significance.

The list of 30 mills was developed beginning with a review of the prior citywide architectural survey accomplished by Zakalak Associates in 1987, which had identified a selection of mills as potentially eligible for the New Jersey and National Registers of Historic Places.¹ This survey had been revisited and updated in 1996 by Louis Berger & Associates, resulting in the addition of several more mills to the inventory.² A more recent review of current aerial photographs eliminated mills that had been lost since 1987. This list was then field-verified by Mr. Archimede with the goal of identifying mills that were vacant, underutilized, or known to city officials as potential redevelopment projects. Once the list was finalized with the NJHPO, Mr. Archimede continued preliminary fieldwork by photographing and mapping the sites, compiling preliminary graphic data that was then handed off to Hunter Research for review and incorporation into the survey forms. Some preliminary research was also completed by Mr. Archimede, much of it compiled to support PHPC staff recommendations for local landmark designation of about a dozen of the mills. Location information, including street addresses and tax lot and block numbers, were supplied to the NJHPO. Kinney Clark, Geographic Information System Specialist, entered this data into the NJHPO GIS system to create site location maps and populate an MS-Access project database that were used to compile data and generate survey forms. The maps and database were supplied to the consultant for review, field verification, and data entry.

In September 2012, Hunter Research was retained by the City of Paterson. Hunter Research undertook fieldwork, historical background research, data entry, and survey form and report preparation, incorporating materials that had already been collected by the

PHPC. Intensive-level survey forms and eligibility evaluation were completed for each of the 30 mills with base forms, building attachments, and eligibility attachments all supported by graphic information consisting of site photographs, historic atlas maps, site location maps and aerial photographs.

Research biases encountered during the work are the result of constraints presented by the budget, staff time and lack of access to the interior of the privately owned mills. Background research took place in local archival repositories, principally the offices of the City of Paterson Historic Preservation Commission, the Paterson Library, the Paterson Museum and the Passaic County Historic Society, supplemented by some on-line research using search engines like Google Books, the Library of Congress and the New York Times Archives. While this was judged to provide more than sufficient data on the mills from the perspective of local history, and in many instances for communicating the corporate history of the better known firms, it was not judged to be comprehensive. Libraries that may contain additional archival materials, particularly related to the history of some firms and to the technologies used in the mills, include the Hagley Museum and Library in Wilmington, Delaware; the New York Public Library's Science, Industry and Business Section; and the Dun and Bradstreet Collections at the Harvard Business School's Baker Library. Information related to the ethnographic and labor history in specific mills was also hard to come by. It is likely that this type of research would involve a significant level of demographic analysis using census records on a neighborhood by neighborhood basis, drawing links based primarily on proximity, possibly combining this information with evidence from period Paterson newspapers. Lack of interior access to the mills was a limitation on the survey, making it difficult to fully assess structural systems and locate clues to the industrial processes that occurred within the mills. Since industrial and work processes are central to the role of mills and factories

in society and critical to assessing their significance as industrial archaeological resources, this aspect of their potential significance was not fully evaluated.

C. SURVEY BOUNDARIES

The 30 mills in the survey are located within the limits of the City of Paterson, Passaic County, New Jersey (Figures 1.2 and 1.3).

The mills are listed in Table 1.1 by street address and tax block/lot number. The historic name for each mill was selected based on a review of the historic literature and atlas maps, with priority given to the name given by the original occupant or builder. Other commonly known names are indicated in parentheses.

D. CURRENT HISTORIC DESIGNATION STATUS

A review of NJHPO survey files was undertaken in September 2012 for mill properties eligible for or listed in the New Jersey and/or National Registers of Historic Places. Of the 30 mills in the inventory three (3) were identified as having previous Opinions of Eligibility. The Cooke Locomotive Works at 1183 Madison Avenue and the Wright Aeronautical Company at 110-124 Beckwith Avenue were evaluated as contributing to a potential Cooke Locomotive Works/American Locomotive Company/Wright Aeronautical Company historic district as part of a cultural resources survey undertaken on behalf of the New Jersey Department of Transportation's Madison Avenue bridge replacement project (NJHPO Opinion, August 18, 1998).³ This district comprises four large industrial buildings, plus a number of smaller ancillary buildings, arranged along the Erie Railroad corridor on diagonally opposed lots to the northwest and southeast of the Madison Avenue bridge crossing. The third property, the Miesch Silk Manufacturing Company Mill at 52 Courtland Street, was determined

eligible in 1997 as part of a Section 106 review for a New Jersey Transit track upgrade.⁴ The fourth property, the William S. Strange Mills at 44 Beech Street, was determined eligible in 1999 as part of a Section 106 review for a Paterson Housing Authority project.⁵

The 1996 Louis Berger & Associates *Paterson Historic Resources Survey* addressed 18 of the 30 mills in the inventory. Of these 18 mills, 15 were recommended as eligible and three (3) not eligible.

In the spring of 2012, the PHPC staff prepared memoranda of eligibility for local landmark status for nine (9) of the mills: the Watson Machine Works; the Cooke Locomotive Works/Morrison Machine Works; the Barnert Mill; the William Strange Mills; the Riverside Silk Mill; the Aronsohn Mill; the Hall Mills; and the Hinchliffe Brewery. Eligibility recommendations were made in accordance with the *Criteria and Procedures for Designation of Historic Sites* of the City of Paterson code (Sec. III/A sub 2.2, adopted January 27, 1997, amended August 21, 2006). As of the current date, the nine mills have been nominated by the PHPC and are moving forward toward final voting at City Council.

E. PREVIOUS RESEARCH AND PRINCIPAL SOURCES OF INFORMATION

Basic starting points for understanding Paterson's industrial heritage outside of the Great Falls district include: Levi R. Trumbull's *A History of Industrial Paterson* (1882); Charles A. Shriners's *Paterson, New Jersey. Its Advantages for Manufacturing and Residence: Its Industries, Prominent Men, Banks, Schools, Churches, etc.* (1890); William Nelson's article "The Founding of Paterson as the Intended Manufacturing Metropolis of the United States" (1887); and Nelson and Shriners's *History of Paterson and its Environs (Silk City): Historical, Genealogical, Biographical* (1920).

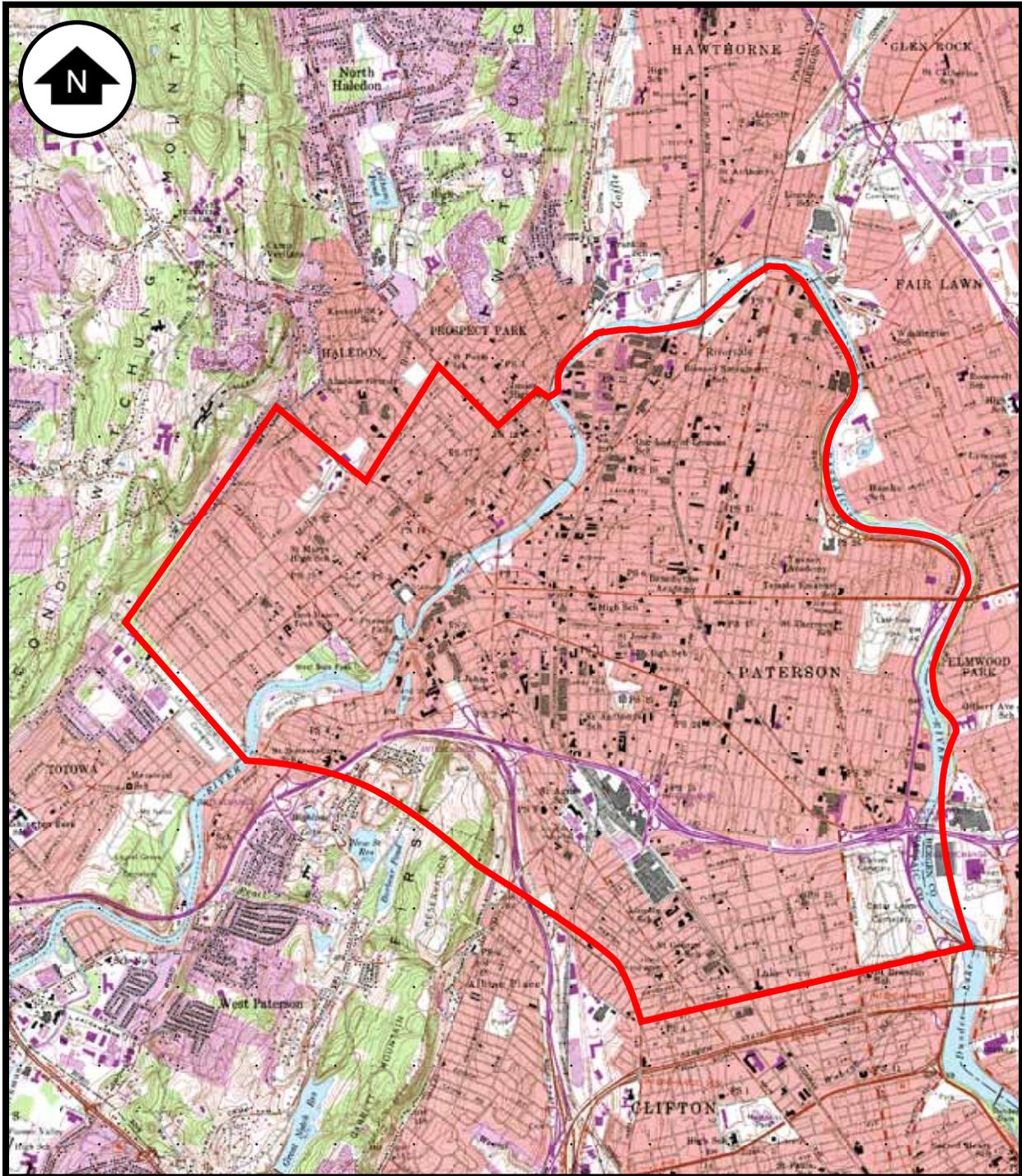


Figure 1.2. Detailed Location of Study Area. Source: USGS 7.5' Topographic Series, Paterson, N.J. (1955 [photorevised 1981]). Boundaries of Paterson outlined. Scale 1 inch = 2,000 feet.

Table 1.1. List of Properties Selected for the Paterson Mill Survey, 2012.

Property Name	Address	Tax Block/Lot	NJHPO Property ID
Aronsohn Mill	245 10th Avenue	B3204/L2	421410068
Auger & Simon Silk Dyers	20-40 E 5th Street	B1902/L1-3	-1873802354
Barbour Flax Mills	404-440 Grand Street	B6103/L1,2; B6104/L1	-570761910
Barnert Mills	463 Grand Street	B6213/L3	69654716
C. DeGrado Silk Dyeing Co.	176 E 7th Street	B1807/L3	-855428749
Castle Piece Dye & Finishing	90 2nd Avenue	B2310/L1-4	1862225029
Cooke Locomotive/ALCO	1183 Madison Avenue	B6701/ L 1	1347029195
Eclipse Mill (J.C. Todd Jute Mill)	11 20th Avenue	B6001/L8	1131236190
Hall Mills	94 Fulton Street	B3112/L3-5	1172882934
Hinchliffe Brewery	63 Governor Street	B3115/L8,9	-412105751
International Print & Dye	35-39 1st Avenue	B2301/L7	-97394947
J.S. Sowerbutt Mill	28-36 Paterson Avenue	B3117/L5	-1705710456
John Hand Mill	200 Gould Avenue	B6704/L1	540710596
Manhattan Shirt	111-237 River Street	B3101/L6-8	1465614458
Miesch Silk Co. Totowa Works	468-480 Totowa Avenue	B801/L9	-932617725
Miesch Silk Mfg. Courtland Works	52 Courtland Street	B5607/L1	-1318393871
Morrison Machine	200 Van Houten Street	B4310/L5	1395062447
National Silk Dyeing Co.	6-34 Piercy Street	B115/L1	-1263381396
New Standard Aircraft	230-242 E 16th Street	B2810/L1	-343704538
Pierre Thonnerieux Silk Dyeing	7-37 6th Avenue	B1902/L7	1543599841
R. Gaede Silk Dyers	2-12 E Main Street	B125/L6	-437019657
Riverside Silk Mill	781 River Street	B2204/L7	702542178
Savoy Shirt Co. (Fairhurst & Co.)	578 E 19th Street	B3401/L8-9, 20	-1689923521
Sipp Machine Co.	48-62 Warren Street	B3005/L1	-920788775
Susquehanna Silk Dyeing	196-202 E. 16th Street	B2810/L6	1717963010
Washington Piece Dyeing	48-56 Putnam Street	B2901/L1-2, 13	1170015032
Watson Machine	74-102 Railroad Avenue	B6105/L1	613220621
Weidmann Silk Dyeing	5 5th Avenue	B1901/L1-2; B2001/L1-2; B2002/L1	830832224
Wm. Strange Mills	44 Beech Street	B6209/L1	-1922255993
Wright Aeronautical Co.	110-124 Beckwith Avenue	B6508/L1-9, 19-21	480898480

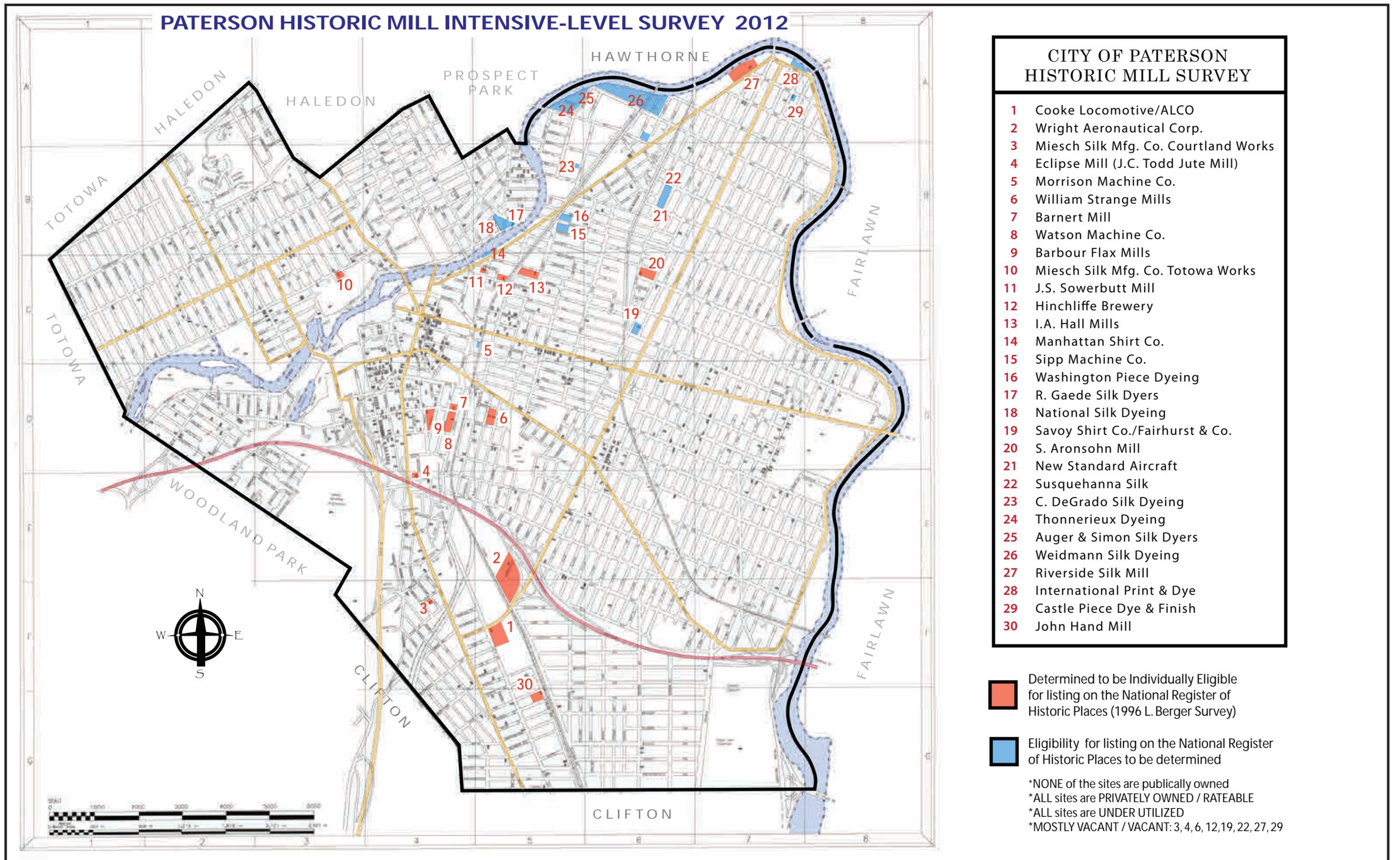


Figure 1.3. Location of Surveyed Properties.

Cartographic materials are among the richest of resources for understanding the patterns of industrial development in the City of Paterson and the evolution of individual mill sites. Particularly useful are the sequential atlas maps published by various authors from the 1870s to 1930s: Hyde's *Atlas of Passaic County* (1877); Robinson's *Atlas of the City of Paterson* (1884); Robinson's *Atlas of the City of Paterson and Haledon* (1899); Mueller's *Atlas of the City of Paterson* (1915); and the Sanborn Map Company's series of maps for 1887, 1915 and 1931. These maps, which were consulted for each of the 30 mill sites, were examined at the Paterson Historic Preservation Commission, the Paterson City Museum, the Passaic County Historical Society and via the on-line Sanborn map collection at Princeton University Library.

With regards to the development of Paterson's silk industry and its mills, several sources are particularly relevant. Paterson receives significant attention as a center of the industry in Brockett's *The Silk Industry in America* (1876), Wyckoff's *American Silk Manufacture* (1887) and Garber's "The Silk Industry of Paterson" (1968). A thorough and authoritative account of Paterson's silk dyeing industry is found in Heusser's *History of the Silk Dyeing Industry in the United States* (1927). Within the modern historiography of Paterson, Philip Scranton's edited essays in *Silk City* (1985) are still, after 25 years, among the most thorough for providing a broad contextual understanding of the silk industry's significance, offering a balanced perspective touching on economic, technological, social and cultural influences.

Endnotes

- 1 Zakalak Associates, *Cultural Resources Survey of the City of Paterson* (City of Paterson Department of Community Development, 1987).
- 2 Louis Berger & Associates, *Paterson Historic Resources Survey* (Paterson Historic Preservation Commission, 1996).
- 3 RBA Group, "Reconnaissance-/Intensive-Level Historic Architectural Survey, Madison Avenue/Conrail Bridge Replacement Project, City of Paterson, Passaic County, New Jersey" (New Jersey Department of Transportation, August 1998).
- 4 Dorothy P. Guzzo to David Koenig, October 16, 1997. HPO-J97-35. On-file at the New Jersey Historic Preservation Office, Trenton, N.J.
- 5 Dorothy P. Guzzo to Felix Raymond, January 29, 1999. HPO-A99-130. On-file at the New Jersey Historic.

Chapter 2

HISTORICAL CONTEXT

A. OVERVIEW: PATERSON — AN INDUSTRIAL CITY ‘PECULIAR TO ITSELF’

“The birth and growth of Paterson are peculiar to itself, and have but few parallels or counterparts in those of other cities of the Union.” – *New Jersey’s Leading Manufacturing Centres, 1887*¹

During the last quarter of the 19th century, observers of New Jersey and the American industrial scene began to realize that something remarkable was happening in Paterson. It was having a third industrial transformation driven by the production of silk, a most luxuriant and, up until that time, exotic fabric. The 30 mills in this survey date from the late 1870s to the 1920s when Paterson sustained an international reputation as “The Silk City” or the “The Lyons of America.” About a third of the mills in the survey were built as silk mills, and another third as silk dyeing and finishing mills. The remaining third represent other significant sectors of Paterson’s industrial scene and include several machine works, a locomotive works, a brewery and an aircraft engine plant. One characteristic that all of these mills have in common is that they represent a phase of “steam-age” industrial expansion that spread outward from Paterson’s historic water-powered industrial core, which was by necessity located near the Great Falls of the Passaic River (Figure 2.1).

As is well known, Paterson was founded under singular circumstances through the speculations of Alexander Hamilton and a cluster of 18th-century gentlemen, most of whom had no practical experience in manufacturing. Their charter for the Society for Establishing Useful Manufactures (S.U.M.), granted

by the State of New Jersey in 1791, gave them broad powers to buy land and commission a new industrial town. The S.U.M. initiated an ambitious plan to build a series of raceways or canals dug into the hard basalt downstream of the Great Falls. Along the raceways would be “seated” mills, producing, primarily, cotton textiles. The mills would use technology transferred from Great Britain, the world’s leading industrial nation of the time. Despite bright hopes, the S.U.M. faltered, a victim to the personal bankruptcies of its directors, insufficient technical knowledge and skilled-labor shortages; work was suspended in 1796-97. The vision of the S.U.M.’s founders may have been rose-tinted but it was not without merit; following the suspension, Peter Colt, the S.U.M.’s superintendent, and members of his family gained control of the corporation and continued improving the raceway system and leasing waterpower and land to mill operators. About two decades after the S.U.M.’s founding, the Colts’ persistence paid off; the 1807 embargo and the War of 1812 shut off the flow of British textiles creating a golden opportunity for entrepreneurial cotton manufacturers. Paterson became a town of textile mills, fulfilling the founders’ vision. By the early 1830s, nearly a dozen cotton and woolen mills were in operation employing about one thousand workers.²

After the Panic of 1837, the cotton textile sector ceased its rapid expansion, but other industrial sectors moved ahead. Machine builders, initially drawn to Paterson to supply the mills with carding, spinning and weaving machines, were a foundation for future industrial growth. Locomotive manufacturing – a second industrial transformation – began in Paterson during the late 1830s when a former textile-machine maker named John Rogers undertook to build an engine based on the design of an English locomotive



Figure 2.1. Detail from *Bird's Eye View of Paterson, N.J.* 1880, showing the development of the steam-powered industrial district to the south of downtown along the Erie Railroad corridor.

purchased by the Paterson and Hudson Railroad in 1836. Rogers' first locomotive proved reliable and brought in additional orders. The Rogers Locomotive Works was within two decades one of the three largest manufacturers of locomotives in the United States. By 1860, Rogers employed more workers than all the textile mills in Paterson combined. The machine works and their offshoots gave Paterson a skill-intensive reservoir of machinists and foundrymen with productive flexibility. There was a constant demand to develop specialized machines to increase manufacturing efficiency and productive capacity, and Paterson became known as a center for the design and fabrication of innovative machines, especially for the silk industry. Throughout the late 19th and through much of the 20th century, entrepreneurs and innovators sought out Paterson's machine builders to turn their ideas into reality, from rotary aircraft engines in the 1910s to bunching machines for making fiber optic cables in the 1990s.³

Silk gained a toe-hold in Paterson in 1840 when John Ryle took possession of a failed silk spinning operation installed by Christopher Colt in the upper floors of the Colt Gun Mill. Ryle, an immigrant silk worker from Macclesfield, an industrial town in northwestern England known for its excellent silk weaves, made a successful restart producing "sewing silk," spooled silk for the new sewing machines being produced by Isaac Singer and others. By 1860, Paterson was home to a half-dozen silk companies, including its first dye works. On the eve of the Civil War, Paterson's silk industry employed 600 workers, many of whom were the wives and daughters of the city's machine and locomotive shop workers. These first silk mills were often located in, or on the sites of, former cotton mills powered by the Great Falls waterpower. In 1861, the Civil War created a political climate favorable to American silk interests when anti-tariff southerners seceded from the federal government. The Tariff Act of 1861 added a 40 percent premium to woven silk goods imported from European silk centers. This,

combined with the effects of the 1860 Anglo-French trade treaty, which opened England's silk market to French goods, sent the old established centers of silk manufacture in England into rapid decline, including Ryle's hometown of Macclesfield. The pre-existing links to Macclesfield motivated many English silk weavers to immigrate to Paterson adding a further infusion of skills, expertise and entrepreneurial spirit.

With the return of a peacetime economy to the United States after 1865, Paterson was primed to set a course toward becoming the center of a great silk industry. The town had been favored from the start by its proximity to New York City and its great port. New York was emerging as a center of the nation's fashion industry, a great consumer of silk, and Paterson's silk manufacturers cultivated close contacts with New York's mercantile interests for the investment capital needed to import raw silk from the Orient. Paterson was already known for its waterpower, but steam had become almost as economical as water in driving machinery. Coal was an increasingly cheap and abundant fuel, delivered by way of the Morris Canal and the several railroads that had connected Paterson to the Appalachian coal regions prior to the Civil War. Large quantities of water, fair in purity, were also needed to clean and dye silk, and the Passaic, by coincidence, had a natural softness, its waters passing through geologic formations that contained few of the mineral salts that interfered with the silk-dyeing process. Silk mills also welcomed cheap immigrant labor, which was prolific in the decades after the Civil War as new waves arrived from northern Europe followed in later decades by those from eastern and southern Europe. By 1910, approximately 25,000 were employed in 270 Paterson silk mills, and another 10,000 in 75 silk dyeing and printing establishments.⁴

The following sections of this chapter place the 30 mills in this survey within historic contexts associated with Paterson's industrial heritage. To start, the mills are placed within the context of industrial architecture

with an explanation of the engineering and architectural styles that influenced their plan and design. This is followed by a discussion of the business economics of the six major industrial sectors represented by the mills – silk spinning and weaving, textile dyeing and printing, machine tools, locomotives, brewing and aeronautics. Then the concept of industrial archaeology is introduced along with the potential for the mills to contain significant artifacts and physical data on industrial processes and technologies. The final sections of the chapter place the mills in broader social contexts specifically related to the emergence of Paterson’s business and working classes, and, finally, in a cultural context as seen from today’s perspective.

B. INDUSTRIAL ARCHITECTURE IN PATERSON

In the late 18th century, American entrepreneurs began to make in factories products that had formerly been made in homes, craft shops or country mills. The hallmark of industrialization involved principles of uniformity in production and division of labor supported by increasing use of power-driven machinery. The Society for the Establishment of Useful Manufacturers (S.U.M.) had these principles in mind when Paterson was created as a manufacturing center with water-powered factories arranged along its impressive three-tier raceway system, which developed in stages from the 1790s to the 1830s. The factory architecture of this early period in Paterson’s industrial development drew heavily from European precedents, particularly British cotton textile mill construction, which was first widely adopted in New England but also spread to other textile manufacturing centers like Paterson. The dozen or so textile mills erected near the Great Falls in the first half of the 19th century exerted a powerful influence on the city’s industrial architecture even after the development of steam power made it possible to build factories located away from the falls.

The British preferred substantial factories, usually three or four stories of stone or brick, and the S.U.M. tended to follow suit, although some of the very early mills were of timber frame and clapboard construction. By the middle decades of the 19th century, most mills constructed in Paterson were brick, and this trend would extend into the early part of the 20th century. An important characteristic of the mature textile mill form was its narrow width-to-length ratio, allowing for the transmission of power through line shafting that extended the length of the factory (Figure 2.2). Machines were arranged in horizontal rows, and materials could be moved through the aisles between the machines (Figure 2.3). The design maximized power utilization, essentially creating workspaces around a central power source (a waterwheel and later a steam engine).

Furthermore, a multi-story plan kept power losses to a minimum by shortening the distance from the power source to the machinery as compared to a single-floor plan that would have stretched the same number of machines out over a greater area. The narrow width of the textile mills also facilitated the use of natural lighting with long rows of windows allowing light to reach the center of the workspace. The upper story of the mill under the side-gable roof was often fitted with a clerestory to maximize light and usable space. Additionally, the factory interior was plastered or whitewashed to maximize reflective light. Stair towers were a common feature of textile mills, often with a bell or clock to mark the beginning and end of the workday.

The multi-story arrangement also facilitated the creation of spaces within the mill devoted to particular processes. In cotton mills, for example, it was typical for one floor or section of a floor to be devoted to carding (usually a lower floor due to the heavy weight and vibration of carding machines), another to spinning, and another to weaving. Similar divisions were found in silk mills with throwing, warping, and weaving

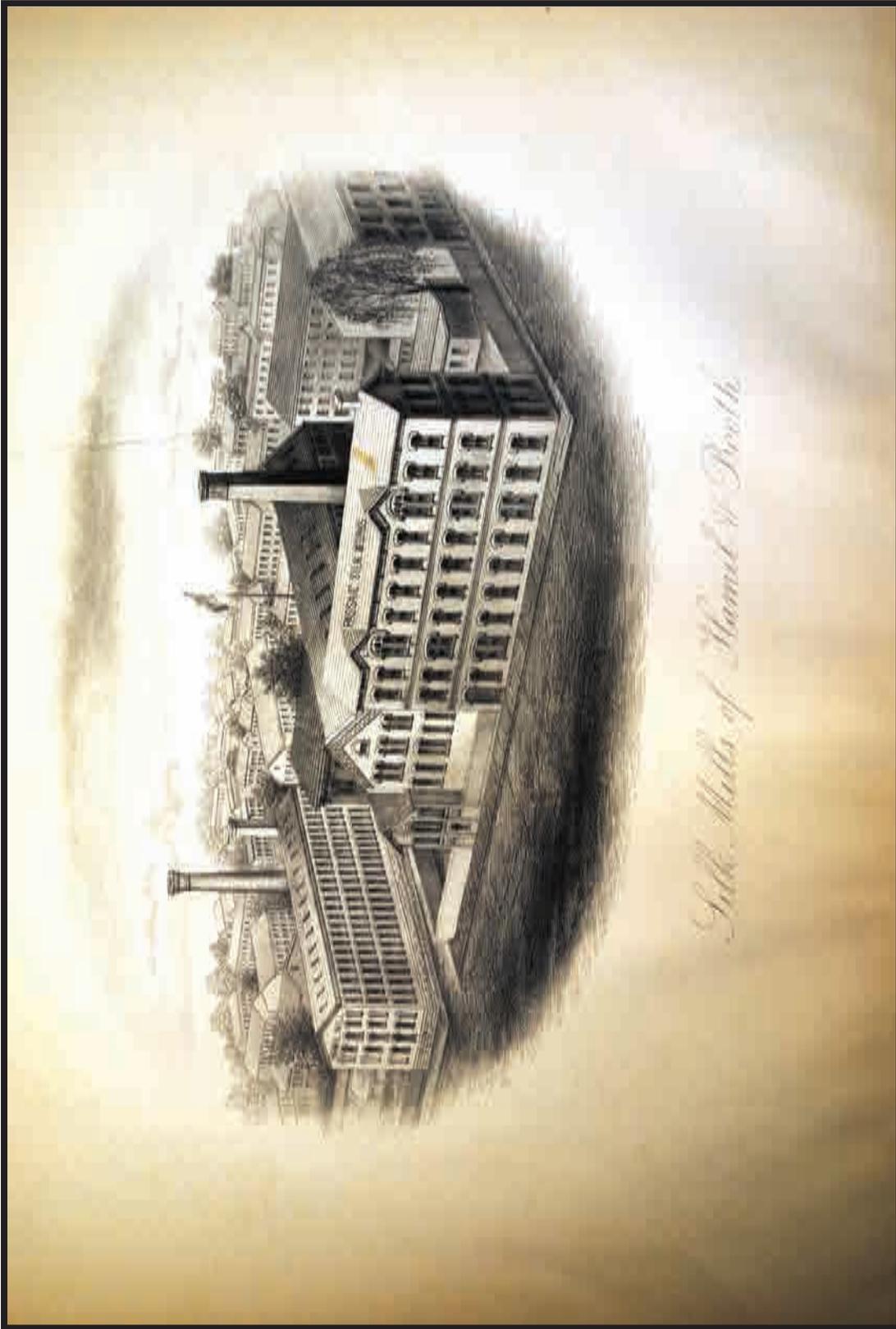


Figure 2.2. Silk Mill of Hamil & Booth. L. R. Trumbull, *A History of Industrial Paterson*. 1882. The mill in the foreground illustrates the classic textile mill form of narrow width-to-length ratio.

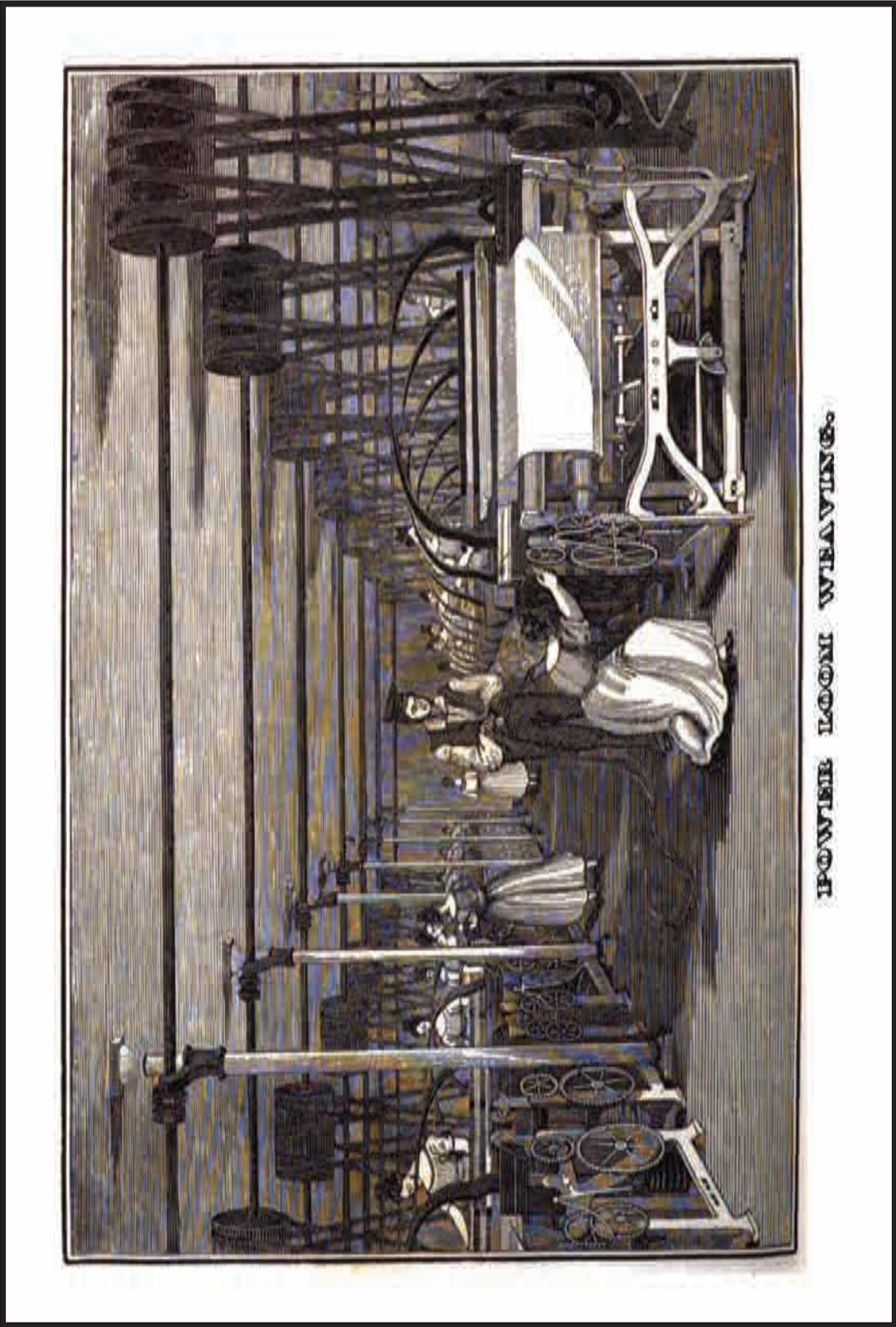


Figure 2.3. Power Loom Weaving. George White, *Memoir of Samuel Slater*. 1836. This classic view of a textile mill weaving room shows the arrangement of machines into aisles. Note the male overseer and female operatives, a typical gendering of work in textile mills in Paterson and other cotton mill towns prior to the Civil War. The power transmission system of overhead line shafting was one of the determining factors in the layout of the mill. Although this view shows a cotton mill, similar arrangements were used in woolen and silk mills.

relegated to their own floors. This compartmentalization reinforced a division of labor and segregation of skill within the factory, with work assignments often based on age, gender and experience. A byproduct of the floor plan was that long aisles provided relatively unobstructed views of work areas making it possible for overseers to watch the activities of many workers at once. The overseer became a notorious figure, capable of controlling the pace of work by speeding up the machines and docking workers' pay for activities that were seen as deleterious to production.⁵

As the foundation of Paterson's industrial economy shifted to silk in the latter half of the 19th century, silk manufacturers continued to utilize the basic textile mill form that had developed during the city's pre-Civil War cotton mill era. As the mills expanded in size, employing hundreds and sometimes thousands of workers and machines, builders replicated over and over the basic multi-story brick textile mill. New construction was oriented to the pre-existing street grid as manufacturing spread outward from Paterson's industrial core. Rectangular city blocks constrained manufacturers, forcing them to build mills fronting on one or more sides of the block, often resulting in complexes that had L, J, U and E-shaped plans, or even enclosed inner courtyards (Figure 2.4). In a few instances, Paterson's radial streets created triangular shaped blocks, resulting in mill complexes with three sides such as the striking Barbour Flax Mill on Grand Street (Figure 2.5). Within the courtyards were often found support buildings like blacksmith and carpenter shops, powerhouses and warehouses.⁶

Underlying every mill's basic form was a structural framing system to support the heavy loads and vibrations of machines and materials. Most mills built before the Civil War and for many decades after were framed with heavy timbers and took advantage of what became known as "slow-burning" construction. Fire was a mill owner's greatest fear and Paterson's history is replete with industrial properties that succumbed to

fire during their working lifetimes. The combustible nature of the materials and processes used in industrial settings was the main culprit. Slow-burning construction developed in the 1820s and 1830s and consisted of thick plank floors built without floor joists. The flat-bottomed floor rested on beams of very large section that themselves were supported on timber posts or by the 1850s and 1860s sometimes by cast-iron posts. This style of construction had the advantage of providing few edges to catch fire, less surface area for combustion, and it resisted the tendency of traditional joisted floors to burn through quickly due to drafts created as the thinner floors burned through.⁷

The era of cast-iron architecture, in terms of framing, was relatively short lived, and was used less for factories proper than for bridges, towers, warehouses and, above all, commercial buildings. In the 1890s, steel became the most commonly used, and the most supple, material for manufacturing metal frameworks for industrial buildings, but there is not much evidence, as seen in the mills or Sanborn maps, that Paterson's silk manufacturing sector was particularly quick to move away from traditional slow-burning construction. The architectural conservatism of the textile industry was on display in the Aronsohn Mill, built in 1908, one of the last large, heavy timber-framed, brick-walled textile mills built in Paterson. Most steel-framed mill buildings identified in the survey date to the early 20th century or later and were associated with textile dyeing.⁸

An alternative to steel-frame construction was reinforced-concrete-frame construction, a building technology that developed nationally in the last quarter of the 19th century and rose to the fore during the first decades of the 20th century. Reinforced-concrete industrial architecture is not found in abundance in Paterson, although there are some notable examples. The J.S. Sowerbutt Mill, constructed in the early 1910s, ranks as one of the earliest surviving reinforced-concrete mills in the city. Yet even this mill



Figure 2.4. Silk Mill of William Strange & Company. L.R. Trumbull, *A History of Industrial Paterson*. 1882.

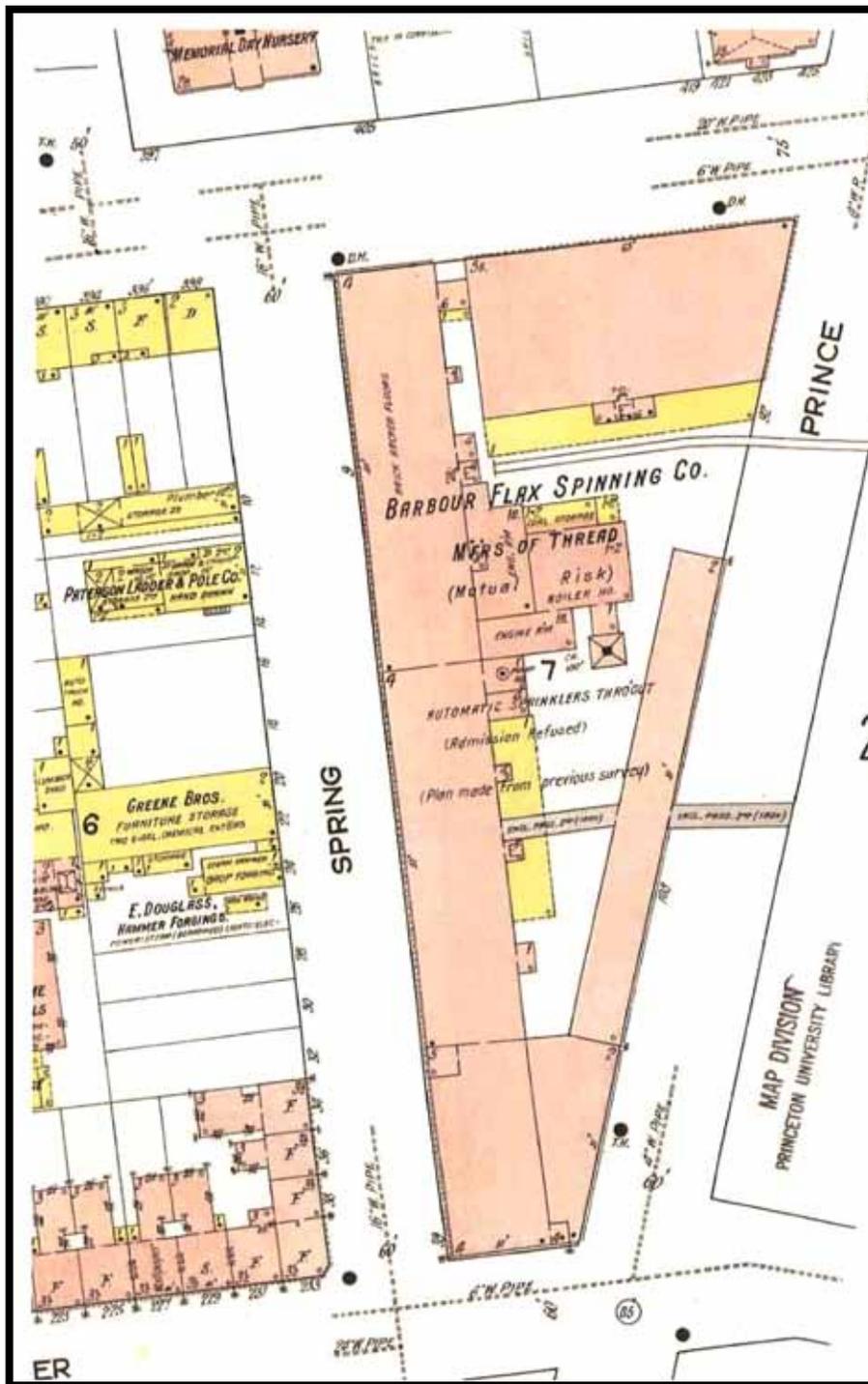


Figure 2.5. Barbour Flax Company, Grand Street Mill. Sanborn Map Company. 1915. The plan shows the classic narrow and long textile mill form, adapted to a triangular-shaped lot in Paterson's street grid.

harkens back to an earlier era with the heavy-appearing reinforced-concrete walls scored to appear as ashlar and the overall form very much that of a traditional textile mill. The Wright Aeronautical factory complex, begun in the mid-1910s and expanded into the 1940s, is the city's premier example of a "day-light" factory where reinforced-concrete framing was used to good effect to create interior workspaces unobstructed by numerous columns and exterior walls featuring wide expanses of metal-sash windows, filling the interior with abundant light and fresh air (Figure 2.6).⁹

All of the mills in the survey reflect the application of various practices that tended to prevent or retard fires. Mill owners were encouraged to install automatic sprinkler systems (invented in 1879), place fire extinguishers on all floors and in stairwells, maintain water tanks and pumps, install alarms and employ nighttime guards. Fire insurance companies promoted these practices and reduced premiums for the industrialists who followed them. Survey companies, like the Sanborn Map Company, produced detailed maps as a means for the fire insurance companies to assess risk. Today, these maps are a boon to historians (Figure 2.7).¹⁰

Industrial architecture possesses its own aesthetic; one derived mostly from scale, form and materials in tandem with streetscapes that often present interesting geometric patterns, made even more striking under certain conditions of shadow and light. Ornamentation in industrial architecture is not rare, but it usually is considered secondary to functional and utilitarian concerns, such as power transmission, structural integrity and fire prevention. Paterson's industrial architecture, like much of the city's residential and commercial architecture, was subject to the styles and decorative tastes of the time during which it was built. Found within the sampling of 30 mills in this survey are some notable examples of various mid-19th- to early 20th-century revival styles, principally Classical Revival (e.g., the Riverside Silk Mill, the Aronsohn

Silk Mill), but also Gothic Revival (e.g., the William Strange Mill). Ornamentation is most often applied to entrances, windows, pilasters, cornices and stair towers (Photograph 2.1). Such embellishment was an extra cost to the mill owner, and it can be inferred that such efforts were intended to be associated with civic pride and the wealth and tastes of mill owners who saw their buildings as an outward expression of their status (see more below).

Few of the architects, engineers or contractors who designed and built Paterson's mills are currently known. Further research in primary sources such as trade journals and local newspapers may identify some, but the best sources of this information such as plans, drawings and contracts, would have likely been kept in company files and probably were disposed of when the original companies were closed or sold. The Watson Machine Works is the only property in the survey that has remained in continuous operation under original ownership. Secondary sources on the history of Paterson, while replete with the biographies of mill owners, are relatively silent on architects with the notable exception of Fred W. Wentworth (Figure 2.8), a Paterson-based architect who carried on a general practice in residential, commercial and industrial architecture from the late 1880s to the 1930s. Among his best-known commissions were the S.U.M. Governor's Mansion, the First National Bank Building and the Masonic Temple, all located in downtown Paterson. He was particularly influential in the rebuilding of the downtown following the Fire of 1902. Two of Wentworth's industrial commissions are included in the survey: the Aronsohn Silk Mill (1908) and the Wright Aeronautical Company Factory (1915), both of which in proportion and detail are outstanding examples of early 20th-century industrial architecture.¹¹

The above discussion is not intended to overstate the influence of textiles on Paterson's industrial architecture, but the basic form of the textile mill is clearly

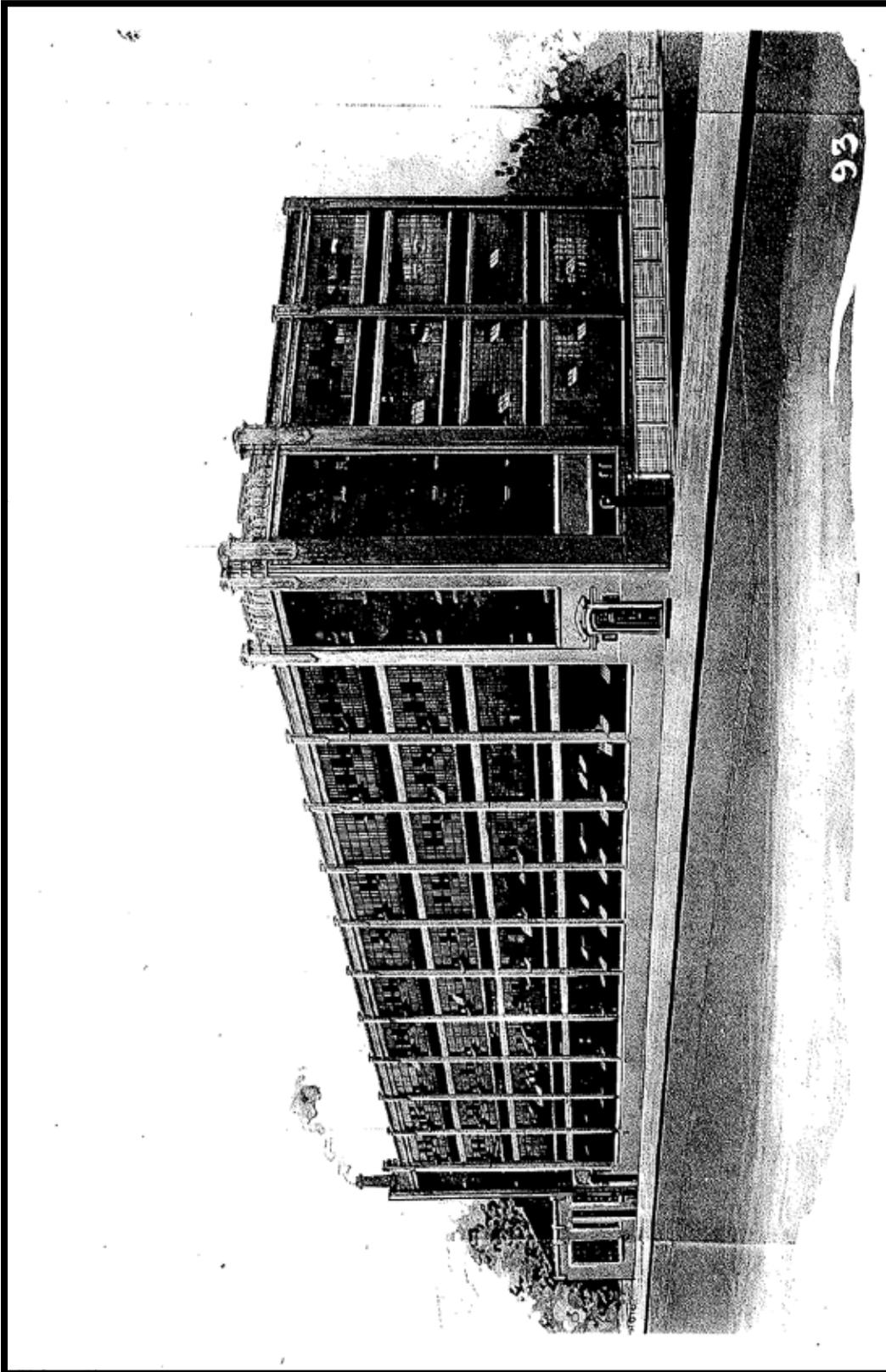


Figure 2.6. Wright Aeronautical Factory. Curtiss-Wright Papers, Passaic County Historical Society. Circa 1916. The factory, designed by Paterson architect Fred W. Wentworth, is a classic daylight factory with reinforced-concrete frame. The frame's structural vertical grid is clearly expressed on the main elevation. Note that this factory retains the narrow width to length ratio of earlier textile mills, even though it was built to manufacture aircraft engines.

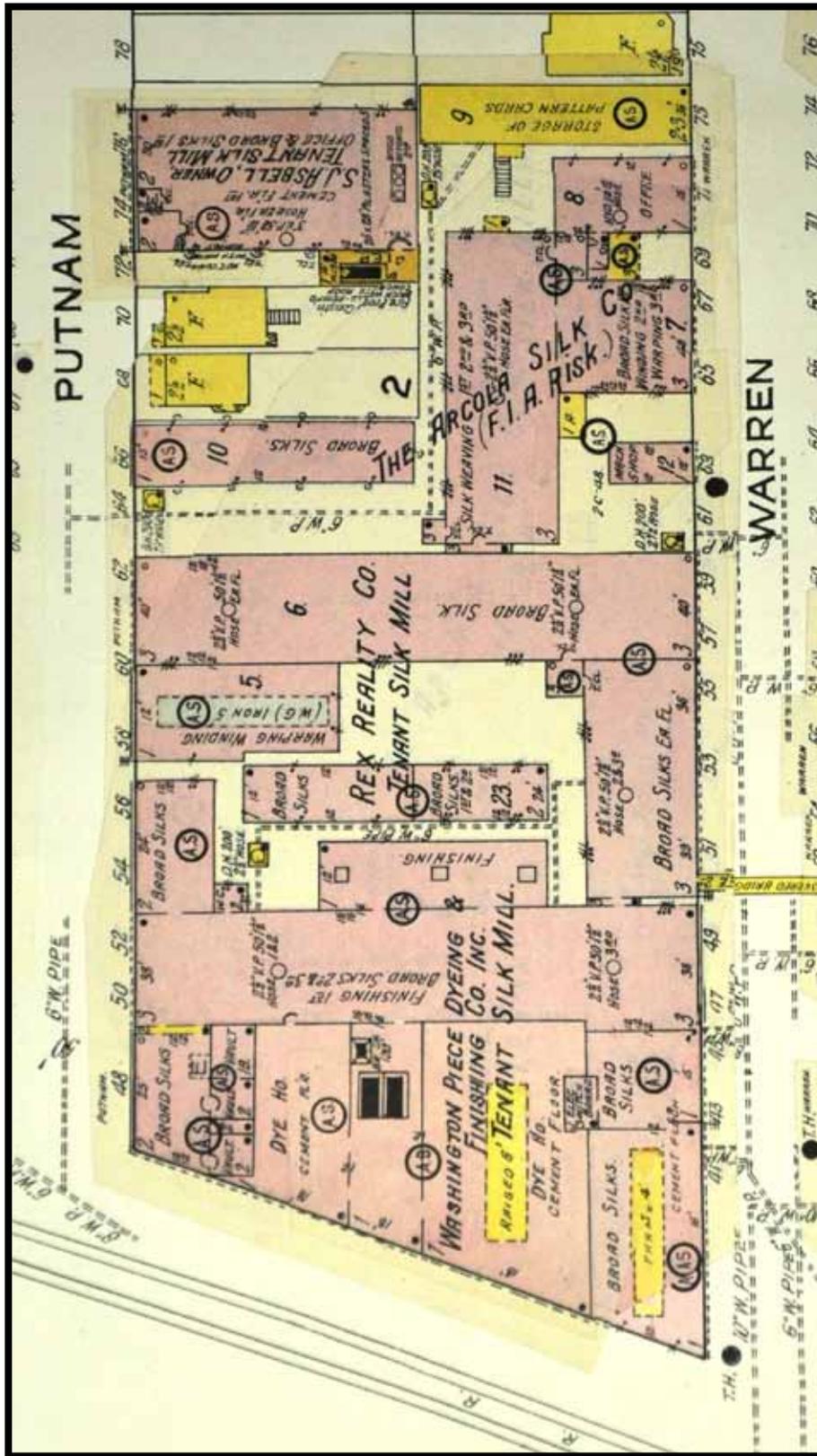


Figure 2.7. Washington Piece Dyeing and Finishing Company, Inc. Sanborn Map Company, 1931. Fire insurance maps documented construction materials (the pink color of the building indicates brick with wood-framed clerestory in yellow), the location of boilers (black rectangles), smoke stacks and chimneys, and automatic sprinklers (A.S.). Other notations indicate number of floors and floor construction, all of which factored into the insurance companies assessment of risk for this building and adjacent buildings, ultimately impacting premiums.



Photograph 2.1. Silk Mills of Dexter Lambert and Company. Shiner, *Paterson, New Jersey*. 1890. The Gothic Revival-style gatehouse and mills of Catholina Lambert's mill are among the most iconic of Paterson's late-19th-century mill complexes.

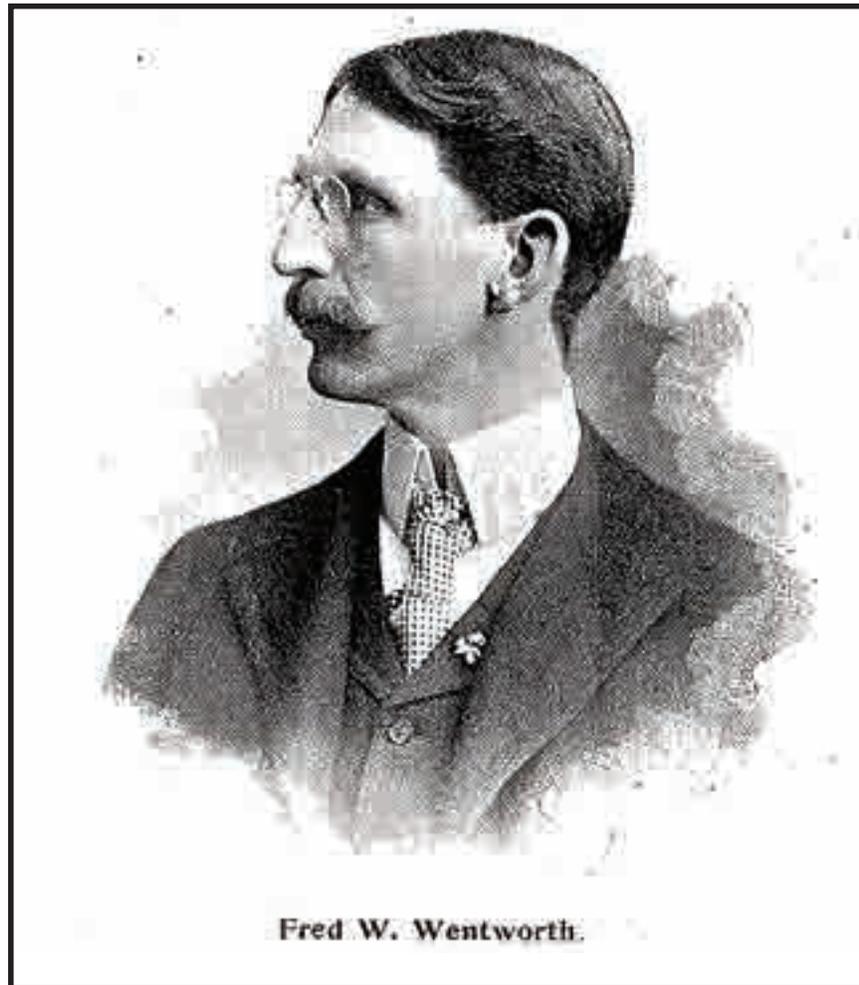


Figure 2.8. Paterson architect Fred W. Wentworth. The Paterson Daily and Weekly Guardian, *Paterson, N.J.* Circa 1898. Wentworth carried on a general architectural practice that included industrial architecture.

the dominant one in Paterson and within this study's survey population. The form was easily adapted to other industries, for example, paper and machine tools. There are nonetheless exceptions, and these often involved industrial specialties that for reasons of certain processes or materials-handling requirements developed distinctive industrial architectural forms. Prime examples in the survey are foundries, erection sheds, powerhouses, dye houses and breweries. Foundries, for instance, housed hot-metal processes where it was necessary to place furnaces and casting floors at ground level, the furnace house essentially becoming a housing covering a sand-floored workspace for casting and molding hot metal. The foundry at the Watson Machine Works on Railroad Avenue is a good example (Photograph 2.2). Erection sheds housed traveling cranes for moving and assembling heavy equipment such as locomotives or bridges. These one or two-story, clerestory-roofed buildings were long and narrow, the width determined by the traveling crane that rode on tracks supported by main girders running the shed's length. There are surviving erection sheds at the Cooke Locomotive Works on Madison Avenue and at the Watson Machine Company, which at one time fabricated bridges. Sadly, the Hinchliffe Brewery on Governor Street has lost its malt house, but retains portions of the lagering (cold storage) building, nearly windowless due to its insulated brick walls. At the rear of the brewery are the remains of tile and concrete silos once used to receive grains from a railroad siding.

Textile dye works were built around the process of moving batches of thread and fabric (mostly silk and rayon in Paterson) through a series of discrete processes to create various colors, patterns and finishes. The works were heavy users of water and steam, and those in Paterson by necessity sought out locations near the Passaic River, which historically also served as a sewer for the dyers' wastes. The orientation of the dye works was a character-defining feature. The handling of water and chemicals through pipes and tanks,

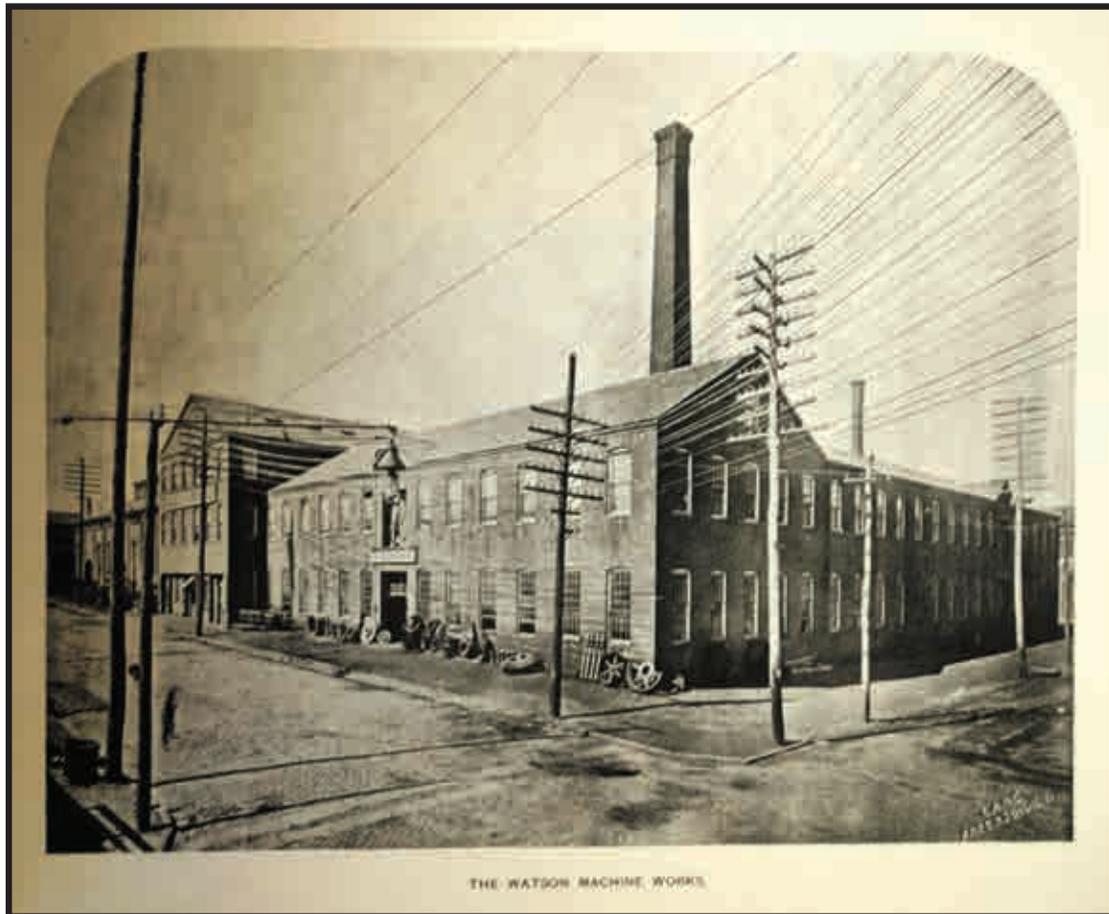
as well as the tendency toward batch as opposed to mass production, explained why dye works were more horizontally than vertically oriented, differentiating them from the previously discussed silk mills (Figure 2.9). The dye works also remained economically vital well into the first half of the 20th century allowing them to expand their physical plants and adopt more modern forms of industrial architecture, which also favored single-story construction.¹²

Sprawling complexes of interconnected vernacular industrial buildings characterized Paterson's dye works. They rarely had any obvious architectural plan or stylistic cohesion. For instance, the Weidmann Silk Dyeing Works stretched out over more than four blocks between 5th Avenue and the Passaic River. Composed of dozens of buildings built from the late 19th to the mid-20th centuries, most of them abutted one another. Today, it is difficult to tell where the plant's main entrance is, let alone define a primary façade. Yet, the plant's history of expansion and adaptation of old buildings to new uses is evident; the industrial architecture has an organic quality growing outward from late-19th-century buildings with brick walls and clerestory roofs to mid-20th-century buildings with concrete block walls and flat roofs.

Powerhouses and their associated smokestacks were significant features of almost all of the mills built from the 1850s to the 1910s, prior to widespread electrification (Photograph 2.3). The development of high-pressure steam engines in the early decades of the 19th century freed mills from sources of waterpower. By about 1850, all of the prime waterpower seats on the S.U.M.'s raceway system had been occupied, meaning that any of Paterson's mills built after that date in other parts of the city by necessity relied on steam power. Every mill had a powerhouse that featured a boiler, engine and smokestack, and in large mills there might be multiple boilers and engines within a single powerhouse or even multiple powerhouses. While it was possible to locate a small



Figure 2.9. Gaede Silk Dyeing Company. The Paterson Press Guardian, *Paterson in Pictures*. 1923.



Photograph 2.2. Watson Machine Works. Shriner, *Paterson, New Jersey*. 1890.



Photograph 2.3. Silk Mill of Hopper and Scott. Shriner, *Paterson, New Jersey*. 1890. The powerhouse is the one-story building located in the courtyard of the U-shaped mill. It is distinguished by its square-plan smokestack.

steam-power plant within a mill proper, it was most often the case that powerhouses were ancillary structures located adjacent to the mill, thus facilitating the delivery of coal for fuel and separating the boilers (and thereby the possibility of fire or explosion) from the rest of the mill. In many instances, powerhouses followed the architectural style of the main mill if not its form, since powerhouses were rarely more than one or two stories tall and usually roughly square in plan. Towering brick smokestacks on the other hand were a character-defining feature of a large steam-powered mill, while some smaller powerhouses might have shorter metal stacks. Stacks could be either square or circular in plan, with square brick stacks tending to be more associated with powerhouses from the 1840s to 1880s, and the circular stacks with later facilities. A common practice was to display the name of the mill in the stack's brickwork. Stacks, now strongly associated with air pollution, were regarded in the 19th century as positive features of the urban industrial landscape with their rising smoke associated with productivity and economic strength.¹³

Access to transportation was a relevant concern in the design of any industrial facility. Mills that relied on large quantities of bulk material, like grain or coal, by necessity chose to be near railroads and all of Paterson's heavy industries had railroad sidings, mostly located along the north-south Erie Railroad corridor that sliced the city in two. Paterson was served by other railroads, including the Delaware, Lackawanna & Western Railroad on the west side of town, but its line along the base of Garrett Mountain at the grade of the Morris Canal serviced mostly coal and lumber yards. The New York, Susquehanna & Western Railway entered the town from the east and offered a secondary industrial corridor to that of the Erie. Some industrial facilities, like the Peerless Plush factory and the Sipp Machine Works, had platforms offering direct interchange with the Erie's main line. Others like the Cooke Locomotive Works had their own spurs. Most of Paterson's textile mills and dye works, however,

although obviously preferring to be near railroads, did not need direct access since their raw materials and finished products could be delivered to and from freight depots by wagon, and later by motorized truck. These mills often had an area of the plant that was designated for shipping with bay doors, loading docks and block-and-tackle for handling of materials.

C. INDUSTRIAL SECTORS REPRESENTED IN THE MILLS SURVEY

This chapter section offers brief historical summaries of the economic and business organization of the industrial sectors represented by the mills in the survey. The purpose is to provide context for understanding the timing and extent of certain industrial activities and the products that manufacturers were bringing to market. In each instance, the summary focuses on the half century between 1875 and 1925, representing the time period when most of the mills were built and achieved their significance. The summaries are not intended to cover the full range of history associated with each industrial sector.

i. The Silk Industry

The basic process of manufacturing silk products involved a series of discrete technological operations beginning with the cultivation of silk worms and proceeding through the steps of reeling, throwing (spinning), dyeing, warping and weaving, usually divided into broad goods for fabrics used in upholstery and clothing; ribbon goods for fabrics used in ribbons, hats, ties and handkerchiefs; and narrow goods for braids, fringes, tassels and other trimmings. Furthermore, silk fabrics were finished in various ways, described in more detail in the section below on the silk dyeing, printing and finishing industry.

All of the steps in the silk production process took place in Paterson with the exception of the cultivation and reeling steps, which usually occurred in China or Japan, and to some lesser extent in Turkey or France, prior to the shipment of the raw silk to the United States. Once the reeled silk arrived in this country, it was inspected and graded and then sent on to mills, first for throwing, then for dyeing in the skein, followed by weaving and finishing. It was rare, although not unheard of, for these operations to take place within a single mill, for it was characteristic of Paterson's silk industry to specialize in every imaginable variety of silk – yard goods for dresses, ribbons for decorations, drapery and upholstery silks, veiling, linings and braids. It was entirely possible, and not uncommon, for a mill to adjust its operations based on shifting consumer demand and changing fashions, and it was a rapid ability to adjust to the marketplace that helped to foster Paterson's rise to prominence and profit in the silk trade. It was entirely possible within the silk business to be successful either as a large mill operating with thousands of spindles and hundreds of looms or as a small specialist with a handful of looms weaving a specialty item for that season's hottest fashion (Figure 2.10).

Characterizing Paterson's silk industry is a challenge because of the range of large to small operators and the relatively low costs of entry into the business (established manufacturers were frequently heard to complain of start-ups that bought a few used looms and leased some space in a backroom or loft). Some generalizations, however, may be made based on contemporary accounts and the analysis of data collected by silk trade organizations. The organization of the industry tended to follow four possible models: 1). large integrated mills; 2). corporations that divided work across many mills in Paterson and elsewhere; 3). tenant mills that leased space to several operators; or 4). small family-run shops that could be located in tenant mills, lofts or back lots.

Most of Paterson's large fully integrated mills, with throwing, warping, weaving and sometimes dyeing operations, emerged in the 1870s and 1880s. These mills were the ones established by Paterson's famed silk barons like John Ryle, Catholina Lambert, William Strange, Robert Hamil, James Booth, Joseph Wadsworth and Henry Dougherty. While many of these mills were based on humble beginnings, they were established early in the silk industry's growth curve and rode it upward to great fortune and success. Fully integrated mills later became more the exception than the rule, a curious phenomenon in the late 19th century when most American industries were scaling up and merging smaller competing operations into large corporations. The economic reasons behind this reverse trend in the silk industry were multi-faceted, but the prime reason, according to observers at the time, was related to the method of financing. Large integrated mills usually received advance financing from prominent New York City commission merchants who worked closely with the mill operators to purchase raw silk, manufacture it to each fashion season's requirements, and then sell the silk to the wholesale and retail trade. In the 1890s, a competing model of financing took hold. This model involved machine manufacturers who extended long credits so that small operators, usually an immigrant weaver, could buy a few looms. It also involved raw silk merchants, called "converters," who sold to the small operators on a promise to pay in the future. This financing system placed few barriers to entry; the smaller operator could usually undercut a larger mill's prices since they had lower taxes and fewer overhead charges, and had no labor unions to deal with. On the other hand the system introduced a high level of debt that would ultimately prove to be one of the root causes of the industry's collapse in the Great Depression of the 1930s.

Labor accounted for a high percentage of the cost in manufacturing silk. Large manufacturers discovered in the late 1870s and 1880s that improved machinery

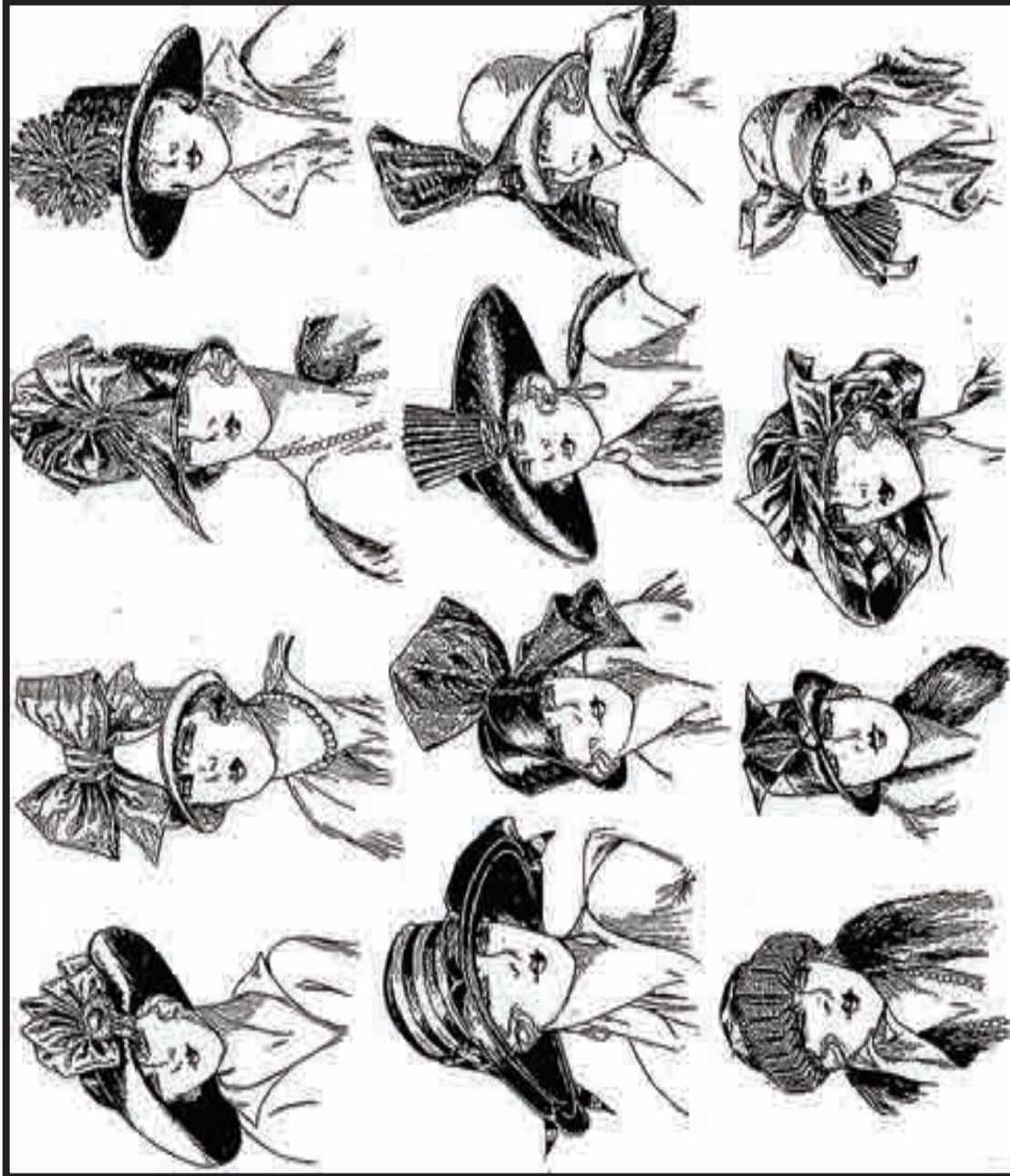


Figure 2.10. Hats Trimmed with Silk Ribbon. *The American Silk Journal*. September 1924. Paterson's silk manufacturers responded rapidly to changes in fashion.

reduced the level of skill required in some operations, particularly throwing, and that deskilling created an opportunity, even a necessity in a competitive market, to cut wages. In Paterson, cutting wages proved challenging, especially because throwers worked cheek-by-jowl with weavers, the most highly skilled and highly paid workers in the business. The weavers were also highly protective of their status in the mills and objected to attempts to speed up looms or increase the number of looms attended above the traditional number of two. Wage cuts and layoffs due to business cycles motivated unionization and created labor unrest. Mill owners found the weavers the most problematic of their workers because they were not easily replaced, but throwing was a skill that could be learned quickly. In 1880, two of Paterson's largest integrated silk mills – Dexter, Lambert & Company and Phoenix Manufacturing Company – chose to begin shifting their throwing operations to a different labor market, settling on the coal mine and steel towns of Pennsylvania where a ready pool of underemployed women workers, mostly the wives and daughters of miners and steelworkers, was eager for wage work. This trend accelerated so that by 1900 about two-thirds of 1.5 million spindles throwing for New Jersey-based silk companies were actually operating in Pennsylvania mills. Following the strike of 1913, almost all of Paterson's throwing mill operations closed. As a result of the shift in throwing operations, Paterson increasingly became a silk city whose reputation was based on weaving and dyeing with the large companies dividing their operations among several mills, each carrying out one step in the process.

Tenant mills were numerous in Paterson and an option for any small silk operator who did not have the capital to build his own mill but could afford to lease a floor or two of one of the mills owned by an industrial real estate developer. This model of operation was as old as the S.U.M., which had built some of its earliest mills based on such speculation. Many of Paterson's best-known late 19th-century silk mills, like the Dale

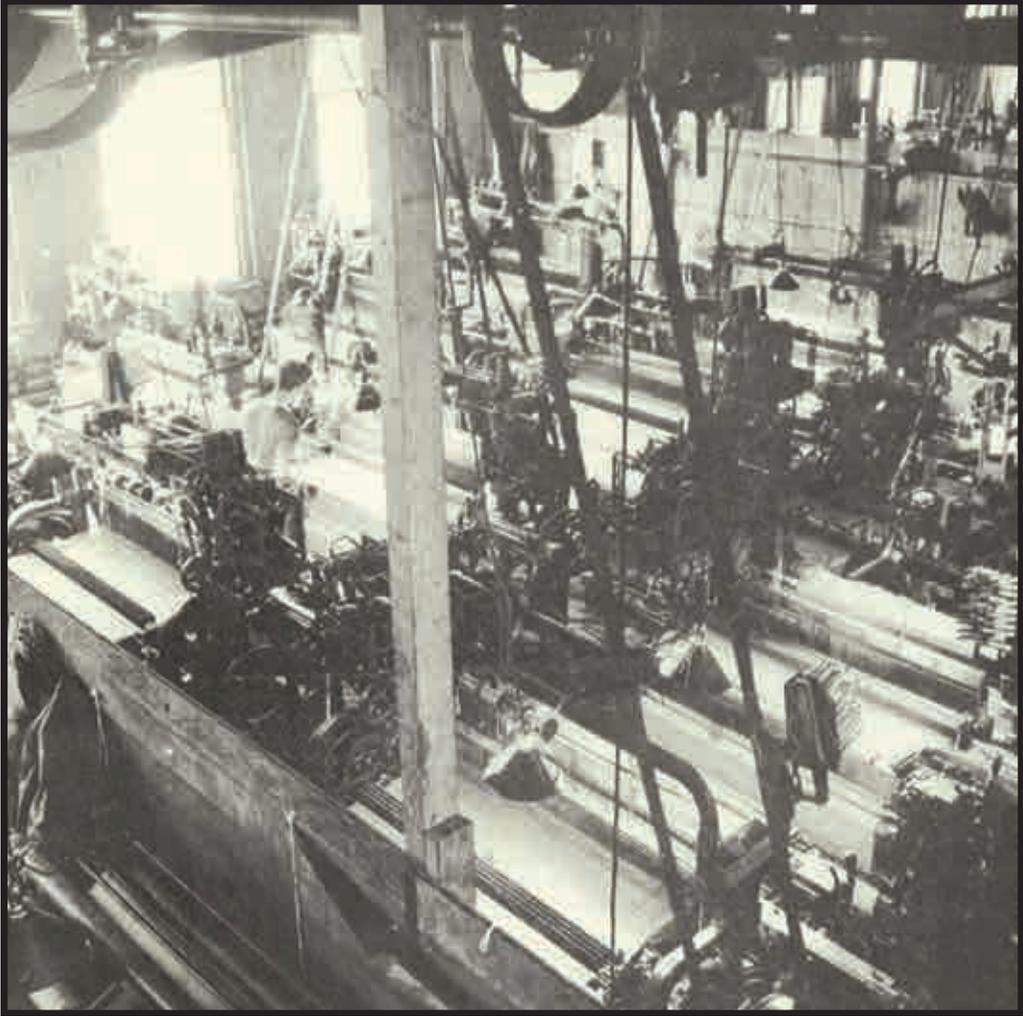
and Barnert Mills, were built as tenant mills, and many fully integrated mills were eventually converted to tenant mills as their owners scaled back or divided up their Paterson operations (Photograph 2.4). There were no outward architectural differences between a tenant mill and a fully integrated mill. During the steam-power era, tenants frequently purchased power from the landlord's steam plant as part of the terms of their lease. By the early decades of the 20th century, most mills had converted to electric operations. Some tenant mills, like the Aronsohn Mill, had their own electric power plants, but most mills were supplied by public utilities.

The willingness of converters to loan raw silk to small operators who worked on commission resulted in the final stage of Paterson's silk industry. The outcome was the "family shop," an unusual form of modern industrial organization more familiar to the 16th than the 20th century. The family shop had two distinguishing characteristics: it was very small, with fewer than 20 looms, and nearly all of the workers were family members who shared in the net proceeds of the business, but were rarely paid wages. A few of these family shops were set up in homes or garages, but most were located in tenant mill buildings (Photograph 2.5). In 1937, Lewis Hine paid a visit to Paterson and counted more than 150 shops located in 16 mill buildings, often with the workspaces divided by simple partitions of chicken wire. The proliferation of the family shop was reflected in the number of operators, which soared from about 150 in the early 1900s to nearly 700 in the mid-1920s. The number of mills did not reflect increased production; the number of silk workers in Paterson during the same period fell from about 25,000 to 16,000.

During the Great Depression of the 1930s, Paterson's once-thriving silk weaving industry entered its final chapter. A few long-established firms were still in the city, operating in half-empty buildings, while family shops struggled under increasingly unmanageable



Photograph 2.4. Barnert Silk Mill. Shiner, *Paterson, New Jersey*. 1890. The Barnert Mill was a tenant mill.



Photograph 2.5. Family broad-silk weaving shop in a tenant mill. Wood, *Employment Experience of Paterson Broad-Silk Workers*. 1939. Note the looms set up in rows, closely spaced, and the overhead line shafting and belting. A thin mesh of chicken-wire, barely visible in the photograph, separates this workspace from an adjacent family shop.

debt. The appearance of synthetic fibers, rayon and then nylon spelled the end of silk. The cheap synthetics were better suited to large-scale operations, particularly new mills opening in the South. World War II disrupted the supply of raw silk from Asia, and American consumers became accustomed to the synthetics. Following the war, the silk industry failed to rebound and many mills and family shops closed, selling off used equipment, sometimes to mills located in Southeast Asia.¹⁴

ii. The Silk Dyeing, Printing and Finishing Industry

Like silk spinning and weaving, silk dyeing in Paterson owed much to technologies and processes imported from Europe and skills sets supplied by immigrants. The firm of Brown & Mayers, established in 1859, relied on the talents of William Brown, a Coventry, England-born silk dyer who was a friend of John Ryle. Browne began dyeing Ryle's silk in the Colt Gun Mill yard but soon relocated to a small shop on Straight Street. In 1863, Browne relocated again to River Road, on the site now occupied by the Manhattan Shirt Company Mills. Browne's 1863 dye works was likely the first purpose-built dye works built on a lot adjacent to the Passaic River to take advantage of the river as a source of water. As previously mentioned, a source of "soft" water was absolutely essential to the process of cleaning and dyeing silk. In the basic process, skeins of spun silk thread and yard were delivered to the dyer in skeins. The skeins were boiled in soap and water to free it from gum and give it a more lustrous appearance. They were then placed in dye vats to impart the desired color. Dyers also added minerals and chemicals to the vats to add "weight" to the silk. During boiling, the silk could lose up to 25 percent of its weight, from the removal of the gums and sugars in the silk. Adding weighting agents, such as bichloride of tin, gave the silk a more solid and thicker appearance. Poorer quality silks were heavily

weighted and wore out quickly, but were popular in the mass market beginning in the late 19th century due to their inexpensive pricing. The demand for cheap silks was a major boon to the silk dyers.

Most of the best-known silk dyeing men set up shop in Paterson during the late 1860s and 1870s. Among this distinguished group were: Claude Greppo, a trained silk dyer from Lyons, France, who early worked for William Strange & Company; George Morlot, another Lyons silk dyer who came to Paterson in 1869 and the following year established the first dye works along the Passaic River in the Bunker Hill neighborhood of north Paterson (Figure 2.11); and Jacob Weidmann, a Swiss silk dyer who learned the trade from his father, and immigrated to the United States in 1867, soon forming a partnership with Greppo and establishing a works on Paterson Street near its intersection with Ellison Street. Weidmann became, according to an authoritative history of the silk dyeing industry, "the foremost figure in the American silk dyeing industry of the last [19th] century." His plant on 5th Avenue in the Bunker Hill section of Paterson, established in 1882, was considered the largest silk dyeing works in the United States for nearly 40 years (Photograph 2.6).¹⁵

The founders of Paterson's silk dyeing companies had a high level of experience and technical training. It was absolutely necessary to have a working knowledge of chemistry and lab work to be successful. Owners, who were almost always trained dyers, and their trusted assistants, master dyers, were usually the only ones given access to the "recipes" for the chemical composition of the dye mixes, as well as the temperature and timing of the work, critical to achieving acceptable levels of color matching, fastness and finish. Within the dye works most master dyers were of French or English heritage. The actual work of moving skeins and tending vats, however, was unskilled work, and for these jobs "dyers helpers" were employed. By the 1890s, Italian immigrants filled the ranks of helpers.

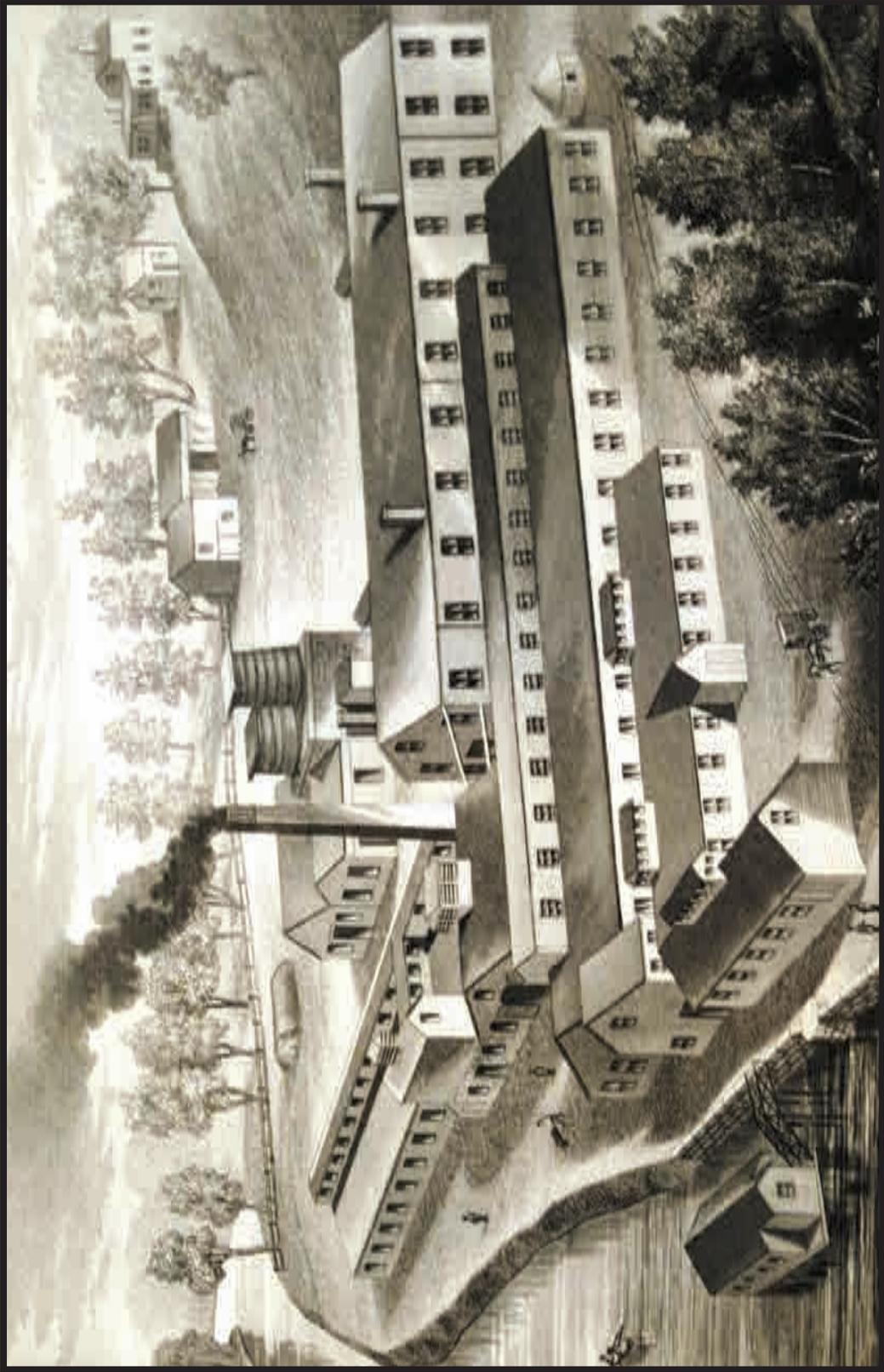


Figure 2.11. Dye works of George Morlot. L. R. Trumbull, *A History of Industrial Paterson*. 1882. Morlot was among the first dyers to establish a works along the Passaic River in the Bunker Hill neighborhood of Paterson, an area that became known for its large dye works.



Photograph 2.6. Aerial Photograph of Bunker Hill neighborhood and its dye works. Paterson Historic Preservation Commission. Circa 1970. Looking southwest. At the bottom of the photograph is the former Weidmann Dye Works, which by this date had been subdivided for other purposes. Further up river are the former Auger & Simon Dye Works and the Pierre Thorneaux Works. All three works are included in the survey.

During the last decades of the 19th century, a major innovation in silk dyeing was the introduction of aniline dyes that made it advantageous to dye and print woven silk fabrics as opposed to yarns in the skein. Known as piece dyeing as opposed to skein dyeing, this process allowed dyers to stock unfinished broad silks ready for dyeing and/or printing in immediate response to popular colors or patterns. Paterson was a national center of the piece dyeing industry and there developed around the industry a number of support industries including machine and chemical works. Paterson's machinists were specialists in producing a range of machines to support the piece dyeing process including rope-dyeing machines, dye jigs, dryers, tentering machines, printers with engraved rollers, steamers and washers. By 1920, piece dyeing had passed skein dyeing in volume of output.¹⁶

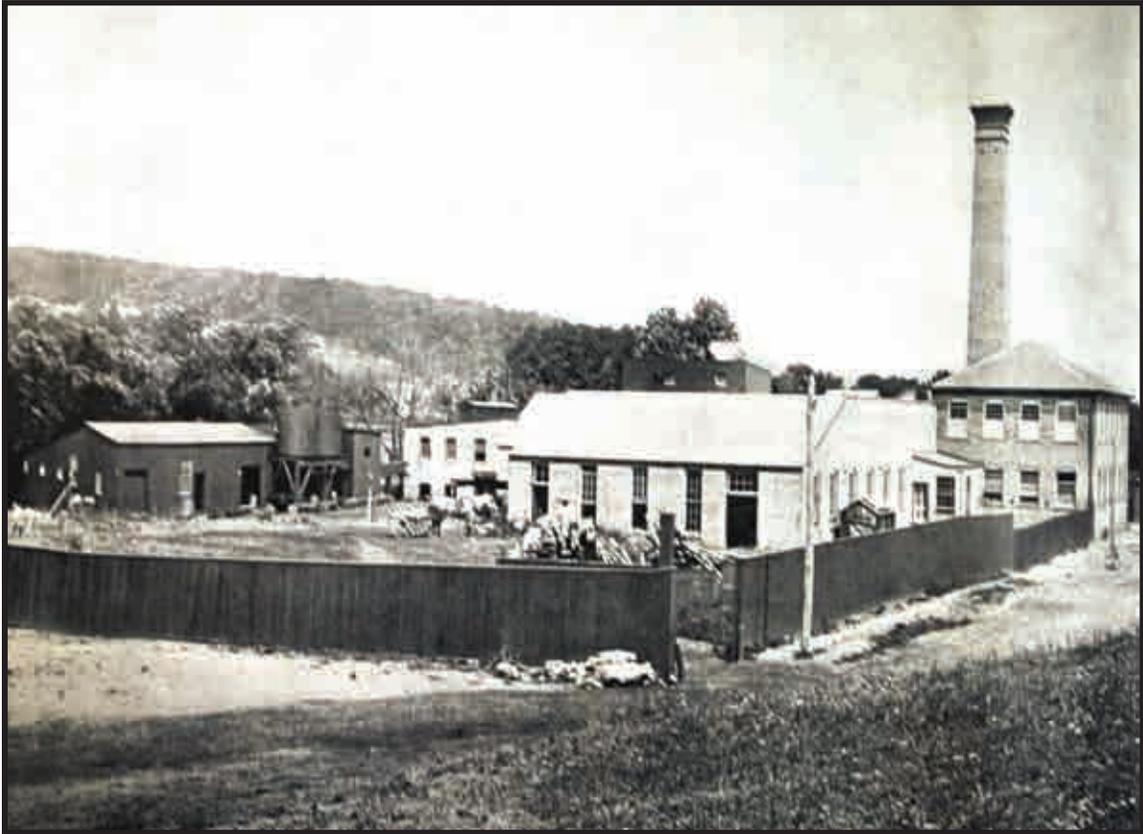
At the turn-of-the-century, the silk dyeing industry in Paterson was represented by about 75 separate dye works. The level of competition was intense, especially as Paterson's silk spinning and weaving sectors slowly contracted. The silk dyers countered by merging and consolidating their operations into larger corporations that could better absorb costs and control the markets. The leading figure in this reorganization of the industry was Charles L. Auger, the son of a French silk dyer, who moved to Paterson in the late 1860s to serve an apprenticeship in the dye houses of the William Strange Silk Mills. In 1886, Auger established a dye works with partner August Simon, purchasing a lot at the western end of 5th Avenue bordering the Passaic River (Photograph 2.7). As Auger & Simon's business grew, the plant was enlarged. By 1906, the company had outgrown the 5th Avenue location and a second dye works was erected in Williamsport, Pennsylvania. During the early 1900s, Auger & Simon, along with several other Paterson silk dyers, had resisted an attempt by outside financiers to consolidate the silk dyeing industry. The dyers valued their independence but soon realized it might be in their best commercial interest to combine.

In 1908, Charles L. Auger led in the establishment of the National Silk Dyeing Company consolidating five of the most important Paterson dye works (Auger & Simon, Emil Geering Silk Dyeing Company, Knipscher & Maass Silk Dyeing Company, Gaede Silk Dyeing Company and Kearns Brothers), along with two works in Pennsylvania. National eventually operated a dye works in Paterson known as the East Fifth Street Works (former Auger & Simon works), the East Main Street Works (former Gaede works), the Wood Street Works (former Kearns Brothers) and the Valley Works (the former Geering plant on Ryle Avenue).¹⁷

The high level of expertise and skill associated with Paterson's silk dyeing industry was not easily replicated in other places, and the industry, unlike its throwing and weaving counterparts, was versatile enough to make the transition to synthetic fabrics in the 1930s to 1950s. Although many silk dyers were not able to survive the Great Depression, some, like the National Silk Dyeing Company and Allied Textile Printers did emerge from the crisis in sound enough financial condition to continue in operation into the 1960s and 1970s.

iii. The Machine Tool Industry

Machinists with wood and metalworking skills came to Paterson in the early 19th century to produce and maintain mill machinery from waterwheels to looms, and they remained an important part of the city's industrial landscape well into the 20th century, in many instances far outlasting the textile industries that they initially served. Among the early machinists in Paterson were Benjamin Eastwood, William and James Watson, Joseph C. Todd, Samuel Smith, Thomas Rogers and at least a dozen others. Many of these machine works eventually branched out into turbines, steam engines, bridges and many different types of specialty products, but at least until the early



Photograph 2.7. Dye Works of Auger & Simon. Shriner, *Paterson, New Jersey*. 1890.

decades of the 20th century, textiles were a major component of the work. Among the late 19th and early 20th-century machine works devoted principally to the building of silk machinery were the Eastwood Machine Company, the Morrison Machine Company, and the Sipp Machine Company, while other works such as the Todd Machine Works and the Watson Machine Company carried out a more diversified trade.¹⁸

Machine works typically consisted of a series of shop buildings designed to carry out metal casting, stamping, forging, machining and erecting operations (Photograph 2.8). The essential elements of the machine works did not change much over the course of the 19th century, although the size of the machines and the volume of output varied greatly from one company to the next. Paterson's machine works tended toward small to medium-sized operations capable of producing machines on custom order or a limited run of a certain model, such as when an order came in for looms to furnish a new silk mill. One of the greatest ongoing transformations in machine shops over time was the introduction of new standards of precision and workmanship for the average workers, who were also expected to carry out the work rapidly. Skilled machinists learned how to make accurate gauges, set up and adjust a variety of machine tools from milling machines to planers and drill presses, and to produce machine parts that did not vary in specification, eventually becoming interchangeable.

The Watson Machine Company (see Photograph 2.2) exemplified the skill level and versatility of Paterson's machinists and foundrymen. Founded in 1845 by brothers William and James Watson, the machine works successively occupied space at the Franklin Mill, the Nightingale Mill and a small shop on Van Houten Street in the heart of the Great Falls district before erecting a works at the corner of Railroad Avenue and Grand Street. By the 1850s, Watson was casting enormous cast-iron waterwheels and fabricat-

ing iron-truss bridges, and then in the mid-1870s the firm won a contract with McCormick to manufacture parts for harvesting machines. In 1907, the company briefly branched out into the automobile industry, even producing its own model, the Watson Conover. During the 1910s and 1920s, Watson became known for twining and wire-twisting machines for twisting strands of twine and wire to form ropes and cables. The company remains in business today producing machines that wrap cables for the electronics and fiber optics industry. It is the only industrial complex in the survey that remains operational under original ownership.¹⁹

iv. The Locomotive Industry

The origins of Paterson's locomotive industry are storied, being traced back to Thomas Rogers, a textile machine builder who undertook in 1837 to build a locomotive, patterned after an English prototype purchased by the Paterson and Hudson Railroad. Rogers' first locomotive was a success, and he soon turned his attention to building locomotives. Rogers was credited with developing some important innovations in locomotive design including counterbalancing of the drive wheels with hollow rims and spokes. The Rogers Locomotive Works grew to occupy both sides of Spruce Street near the corner of Mill Street in the Great Falls district (one of its buildings survives today, now occupied by the Paterson Museum) (Figure 2.12). From 1837 to 1900, Rogers produced 5,654 locomotives with its peak production years in the 1870s.

The American locomotive industry was not widespread in the middle half of the 19th century with the five strongest commercial builders located in Philadelphia (Baldwin, Norris) and Paterson (Rogers, Grant, Cooke). The Paterson builders were considered the most innovative, championing a number of reforms in design that increased the power and efficiency of locomotive operation. The history of most



Photograph 2.8. Shops of Samuel Smith & Son. Shriners, *Paterson, New Jersey*. 1890. Smith, which specialized in steam boilers, represented the multi-faceted nature of Paterson's machine works.



Figure 2.12. Rogers Locomotive Works. L. R. Trumbull, *A History of Industrial Paterson*. 1882.

locomotive builders was filled with episodes of financial crisis and near-bankruptcy, changing partnerships, and constant striving to improve the works to meet the varying motive-power needs of railroad companies. Buildings associated with locomotive works were machine shops, erecting sheds and foundries. The machine works were of a larger scale than the typical machine works in order to handle what were some of the largest machines of the Victorian age.

Rogers was always the dominant and largest of the locomotive builders in Paterson, but this firm was followed into the business by two other smaller companies of note. The Grant Locomotive Works was the offshoot of a business started in 1842 and was reliant on the talents of William Swinburne, a former superintendent of the Rogers Works who branched off on his own. The works, which were eventually taken over by Oliver DeForest Grant in 1863, were located on the corner of Market and Spruce Streets. The Grant Locomotive Works remained in business until 1895 producing about 1,900 locomotives before making a disastrous business decision to relocate to Chicago. The company produced only 24 locomotives in Chicago before closing permanently.

Like Rogers, the Cooke Locomotive Works was an offshoot of a textile machine works. Charles Danforth was a machinist who set up shop in Paterson in the 1840s and began making locomotives in 1852 in a building on Market Street to the east of the Rogers works. Danforth incorporated as the Danforth Locomotive and Machine Company in 1865. John Cooke, a former Rogers superintendent, joined Danforth to oversee its locomotive production and was appointed president in 1871 after Danforth left. Cooke renamed the firm after himself in 1878. Business grew rapidly in the 1880s, prompting Cooke's decision in 1888 to seek out more room and build a second works on the south side of Paterson on Madison Avenue. The original Cooke Locomotive Works on Market Street no longer exists, but a portion of the 1888 expansion

on Madison Avenue survives and is included in this survey. The Danforth-Cooke company produced about 3,000 locomotives from 1852 to 1901. Both it and the Rogers Locomotive Works were absorbed into the American Locomotive Company (ALCO) during the first decade of the 20th century. Although both of the Paterson works remained in operation for a few more years, they were eventually closed down as obsolete and redundant.²⁰

v. The Aeronautics Industry

Paterson's aeronautics industry has many similarities to the locomotive industry, being an offshoot of earlier machine works and the skill sets of Paterson's machinists. The principal firm associated with this industrial sector in Paterson was the Wright Aeronautical Company, although there was at least one short-lived offshoot known as the New Standard Aircraft Company that operated briefly from *circa* 1927 to 1931. As the name suggests, Wright Aeronautical was a direct descendant of the company formed by the Wright Brothers prior to World War I to build engines for their airplanes. The Wright four-cylinder motors were produced in Dayton, but in 1916 Wright merged with the Glenn L. Martin Company to form a short-lived firm known as Wright-Martin, which produced a revolutionary new rotary engine under license to a Spanish firm with a Swiss founder, known as Hispano-Suiza. Wright-Martin chose Paterson as its manufacturing center, largely because of its skilled workforce, consisting of many machinists with experience in the locomotive and textile industries, which were then experiencing layoffs. About 1916, Wright-Martin built a factory on Beckwith Avenue, and would continue to expand it through the early 1940s (Figures 2.6 and Photograph 2.9). In 1919, Wright-Martin reorganized with the Paterson factory becoming part of the Wright Aeronautical Company, a firm that eventually operated plants located all over the country to produce various airplane components. Under the



Photograph 2.9. Wright Aeronautical Company. The Paterson Press Guardian, *Paterson in Pictures*. 1923.

leadership of F.B. Rentschler, a former U.S. Army Air Force officer concerned with engine production, Wright continued improving the Hispano engines, developing ever more powerful and efficient models marketed under names like Tempest, Tornado and Whirlwind. A major innovation was the development of an air-cooled radial engine that met the specifications of the U.S. Navy in the mid-1920s, prompting a major expansion of the Beckwith Avenue plant. This original Wright plant built about 1916 was a multi-story, reinforced-concrete “daylight” factory, which was expanded in the late 1920s to accommodate the additional military orders.

The Wright Aeronautical Company engine division did modestly well, but at the time it was usually considered to be “second fiddle” to Pratt and Whitney, its major competitor located in Hartford, Connecticut. In 1929, Wright merged with Curtiss, a company that was struggling to stay in the market with its V-8 and V-12 engine designs. The new Curtiss-Wright Corporation merged its engine-design department in Paterson, coming up with the Whirlwind or G-series engine, a highly regarded air-cooled radial engine that was considered among the most highly refined of the pre-jet engine era.

During World War II, Wright Aeronautical was inevitably caught up in the military’s demand for aircraft engines. In 1939-41, Wright doubled the size of its plant, building a large single-story factory building to the northwest of its original premises and adding an unusual windowless brick building with an irregular cubicle roof line to house reinforced cells for testing engines. Wright built a second wartime plant in Wood-Ridge, New Jersey. After the war, the company’s headquarters and principal base of manufacturing moved from Paterson to Wood-Ridge. By 1950, the plant in Paterson had been sold off.²¹

vi. The Brewery Industry

Brewing was a major industry in the United States from the colonial period up until the disruption caused by Prohibition in 1919. Paterson, like most American cities, had breweries that served what was primarily a local market. In 1870-71, there were eight breweries in Paterson, with the two largest operations being those of Graham & Post at the corner of Hamburgh and Matlock Streets and Shaw, Hinchliffe & Company at Governor and Ann Streets. The latter, which is included in this survey, was established at its current location in 1867 by John Hinchliffe as the Eagle Brewery.

While the brewery industry in the United States is today most often associated with Germans, there was a strong tradition of English-owned breweries, as well. Hinchliffe was an English immigrant, born in Yorkshire, who came to Paterson in the late 1850s. Whether John Hinchliffe had learned brewing in England is unclear, but the Hinchliffe Brewery by the 1870s was producing lager beer, a German style of beer that had for all intents and purposes taken over the American brewing industry in the middle decades of the 19th century. The Hinchliffe Brewery, like other large lager breweries of its time, relied on steam power to heat the wort, and the malt house, usually the largest building in a brewery complex would have featured a hall with large copper kettles heated from beneath by pipes. Sadly, the Hinchliffe Brewery’s malt house has been demolished, but its office building and lager house remain, exhibiting some of the ornate architectural embellishments for which breweries were known, including an upper-story niche for a statue of a patron saint of beer (Figure 2.13). The lager house was a refrigerated building where the beer was stored for several months until aged and ready for sale. Until the advent of mechanical refrigeration, introduced in many breweries during the 1890s, the

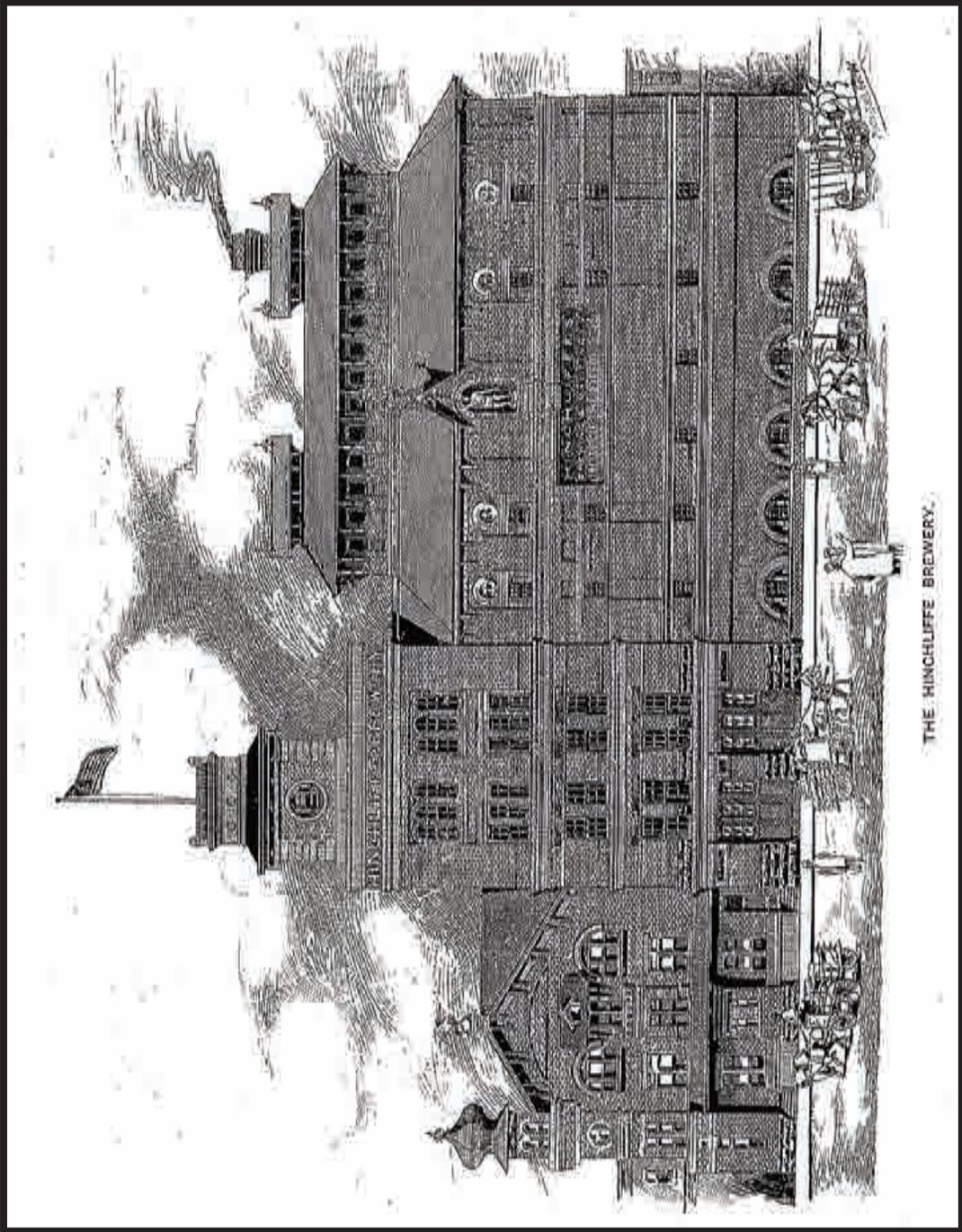


Figure 2.13. Hinchliffe Brewery. Shrinet, Paterson, New Jersey. 1890.

lager house would have been cooled with natural ice, harvested from lakes in winter and stored for use in summer.

In 1890, a major restructuring took place in Paterson's brewery industry with the formation of the Paterson Consolidated Brewing Company, a merger of four breweries under the leadership of the Katz Brothers, who operated a brewery at 69-83 Straight Street. Hinchliffe initially remained outside the consolidation, but in 1899 joined Paterson Consolidated, which at about the same time changed its name to the Paterson Brewing and Malting Company. Historic atlas maps indicate that the consolidated company did not close the pre-existing Katz or Hinchliffe breweries but operated the facilities jointly. It is unclear from historical documentation how severely Prohibition impacted the Paterson breweries, but circumstantial evidence suggests that they were able to avoid complete closure. The Paterson Brewing and Malting Company officially re-opened at the end of Prohibition in 1933 and continued in operation until about 1957.²²

D. THE INDUSTRIAL ARCHAEOLOGY OF PATERSON'S MILLS – PROCESS AND TECHNOLOGY

Industrial archaeology is the study of the physical record of industrialization to answer questions about how and when new technologies were created, how they were selected or rejected, and how industrialization – its raw materials, machines, processes and wastes – impacted economies, societies and cultural values. Evidence from architecture and artifacts is important to industrial archaeologists for what they can tell us about managers, workers, inventors, machines, materials and the industrial landscape. In large part, this is because industrialists and industrial workers rarely had the incentive to write, and were often, with good reason, reluctant to reveal information about their knowledge and skills. The culture of

work tended for most of the 19th century and well into the 20th century to be one of “doing” rather than “documenting.” Those industrial histories that were written emphasized triumph over adversity, and rarely considered those aspects of work and technology that failed or were merely repetitive and mundane.²³

Industrial archaeology is particularly relevant to Paterson because of what it can add to the narrative of the rise and fall of certain industrial sectors, potentially filling gaps in our knowledge. Each of the mills in the current study offers the possibility of capsulizing a physical record that may contain at least some evidence of how work was carried on, what natural and economic resources were used, and what skills were required of workers and managers. While some of this evidence may be found in the exterior architecture of the mills, for the most part it is going to be contained within the buildings and workspaces, areas that are not currently accessible without special permission from owners. The evidence does not necessarily have to be contained in complete machines or spaces that were not modified or scrapped out at a later date; it can be found in floor plans, abandoned machine parts, scattered or lost tools, scraps of materials, piles of buried waste, and even in the graffiti left by workers. Even in a largely abandoned and vacant state, industrial sites can yield remarkably informative clues, for example, grease stains and bolt holes in floors and ceilings indicating the locations of line shafting and the arrangement of certain types of machines.

Information gathered through industrial archaeological techniques not only can provide data about a particular mill; it can also assume great significance if it can be shown to form the basis for generalization about the character of work in similar mills, the effectiveness of different technologies, hazardous conditions to which workers were subjected, or the reasons behind an industry's success or failure. From an industrial archaeological perspective, Paterson's mills have the potential to yield significant information

about industries that are not well represented in the nation's industrial archaeological record. For example, a review of the Historic American Engineering Record (HAER) collection at the Library of Congress, a major repository of industrial archaeological information, indicates that no Documentation Level I report has ever been prepared that studies in detail the flow process and layout of a historic silk mill or dye works. While there are some former Paterson silk mills (Essex Mill, Todd Mill, Industry Mill, Phoenix Mill) and a dye works (Allied Textile Printers) in the HAER collection, these documentation packages are limited to exterior photographs, architectural descriptions and summary narrative histories.²⁴

E. MILL OWNERS AND DEVELOPERS – THE MILLS AS SYMBOLS OF PROSPERITY AND POWER

In 1890, the Paterson Board of Trade sponsored publication of a book with the assertive title, *Paterson, New Jersey, Its Advantages for Manufacturing and Residence: Its Industries, Prominent Men, Banks, Schools, Churches, etc.* The leather-bound volume and many others like it featured largely two types of images: illustrations of mills and portraits of mustachioed men in suits and ties (Figure 2.14). This juxtaposition of industrial architecture and confident businessmen, found not only in this but in almost any history of Paterson published from the 1860s to the 1920s, was no coincidence because in tandem and in such abundant numbers they represented the direct connection between the accumulation of individual wealth and the success of the city's business class in manufacturing and commerce. And in no small measure in the thinking of the time, a mill was an extension of a man's character and reputation. Mills thus took on the individual personalities of their owner, reflecting for instance in the case of the William

Strange Silk Mills "a thorough understanding of the business and ... characteristic energy soon mastered in every branch [of the business]."²⁵

Who were these mill owners and developers and where did they come from? The biographical profiles of course vary, but general patterns emerge from a reading of their life stories. Few were descended from the "old families" of New Jersey. Many were immigrants and almost all arrived in Paterson with an entrepreneurial frame of mind and at least some access to capital. There were few Horatio Alger rags-to-riches stories, but a man of middling means could make his way into Paterson's expanding business class. What seems abundantly clear is that Paterson's notable businessmen of this era had good timing, which allowed them to build their fortunes while riding the wave of Paterson's late 19th-century industrial boom. The majority of Paterson's most successful mill owners of this generation had gained a foothold prior to the rapid upward swing of the silk industry during the 1870s and 1880s. Henry Doherty and Joseph Wadsworth, for instance, were silk weavers who emigrated from the silk mills of Macclesfield, England, and came to Paterson in the late 1860s. After working in the Paterson mills for a decade, they invested their savings, purchasing some looms and leasing a small workshop, working diligently to fulfill customer orders for broad silks, handkerchiefs and other fancy silks. From this humble beginning, they had extraordinary success, eventually purchasing the Arkwright Mill and employing almost a thousand workers by the early 1890s.

Another of Paterson's best-known businessmen was Nathan Barnert (Figure 2.15), a Jew born in Prussia in 1838. Immigrating to New York City at the age of 11 with his father, a tailor, he learned the trade in his father's shop prior to venturing to California lured by the promise of the gold rush in the late 1840s. There, as was the case for so many others, he realized that an easier fortune might be made not by seeking gold but



Figure 2.14. Mills and Leading Men. A sample page from *New Jersey's Leading Cities Illustrated*, 1889.

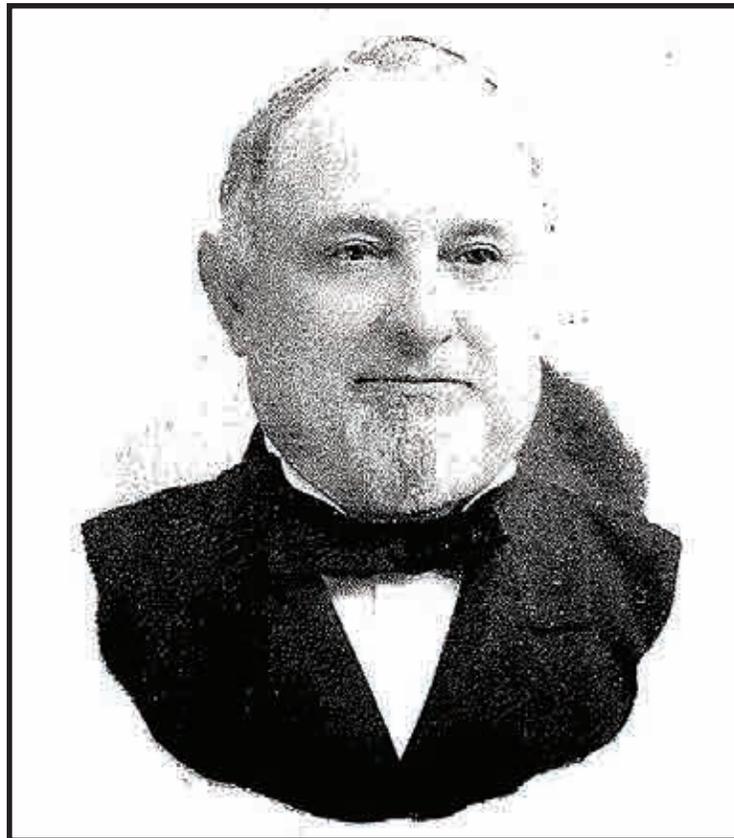


Figure 2.15. Nathan Barnert. *The Paterson Daily and Weekly Guardian, Paterson, N.J.* Circa 1898.

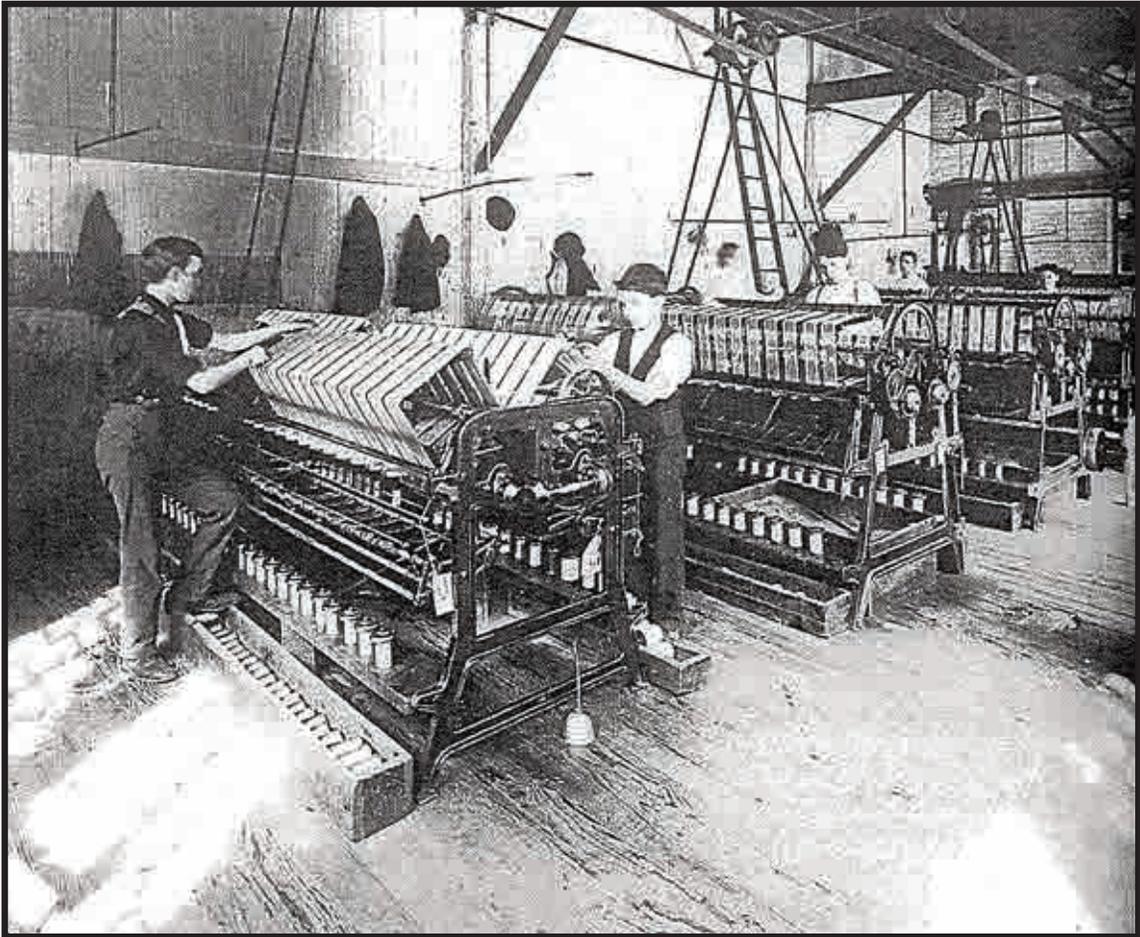
by selling goods to those who did. Eventually returning to New York City, Barnert accumulated significant wealth executing large contracts for clothing Union forces during the Civil War. Relocating to Paterson after the war and announcing his “retirement” from mercantile concerns, he had the foresight to invest in real estate, undertaking the erection of the Barnert Mill on Grand Street, regarded at the time as the first “great modern mill” outside of the Great Falls water-power district. As a real estate developer specializing in tenant mills, Barnert represented another avenue to business success in Paterson and a model that would be followed by others including the owners of the Hall, Aronsohn and Sowerbutt mills. Barnert also parlayed his business success into political power, serving two terms as mayor of Paterson. Other mill owners active in city politics included I.A. Hall, a tenant mill operator and manufacturer of loom parts, and John Hinchliffe, a member of Paterson’s prominent brewing family.²⁶

By the early 20th century, the window of economic opportunity that had been open to Paterson’s post-Civil War entrepreneur class was closing. The hale and hearty days of the early silk industry were over; most of Paterson’s developable real estate had been built upon, limiting the opportunities for spectacular gains from the construction of new tenant mills, and producing only modest returns on existing real estate. Labor troubles had given the city a soured national reputation among entrepreneurs and venture capitalists, most of whom were now looking for opportunities to buy out competitors and close non-profitable mills rather than build new mills. As the silk industry slowly drained away from Paterson, tenant mills became less profitable and the competition among the proliferation of smaller silk manufacturers intensified. Silk dyeing and machine works maintained sufficient specialization and control of their market niche to remain vital, and in some cases even expand, but the time was over when “behind every mill stood a man.”

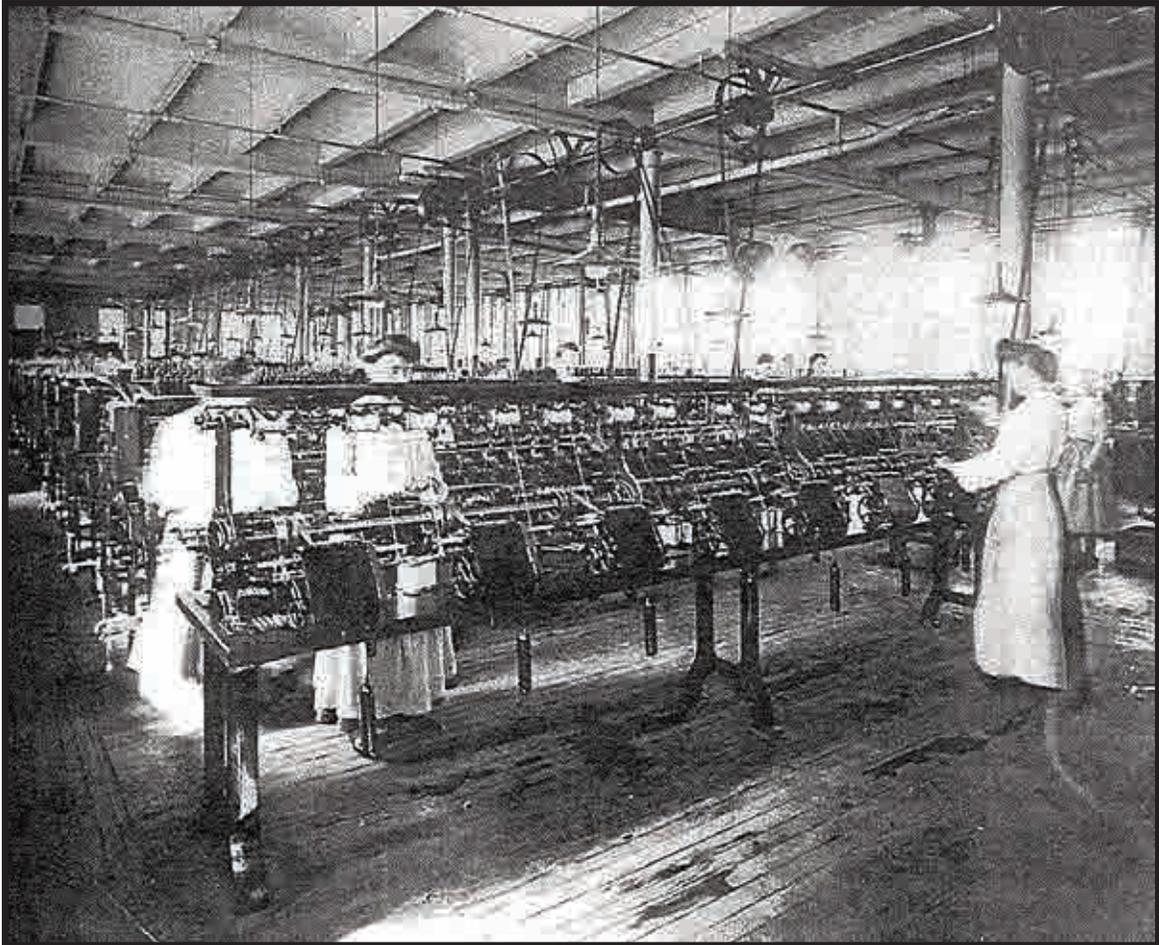
F. WORKERS IN THE MILLS AND THE COMMUNITY – THE MILLS AS SITES OF PRIDE IN LABOR AND LABOR UNREST

As a center for specialty manufacturing in both the silk industry and metal trades, Paterson was a working-class city with a population that soared from under 20,000 in 1860 to 130,000 in 1930. During these seven decades, most of the workers drawn to Paterson came from successive waves of immigrants arriving primarily from Ireland, England, Scotland, Holland, France and Germany followed in the late 19th and early 20th centuries by those from Italy, Poland and Turkey. The mills, and the economic opportunities they represented, were what attracted the immigrants, who often also had political, ethnic or religious reasons for leaving their homelands. In many instances, they arrived in Paterson under the aegis of a relative or friend who had written back home of the availability of work and the freedoms associated with the American way of life.²⁷

Mills were essential spaces in shaping the worker and immigrant experience (Photographs 2.10 and 2.11). Upon arriving in Paterson, immigrants were soon introduced to the patterns of work in a specific type of industrial setting associated with the industrial sector in which they sought employment. Given the typical 55-hour work week at the turn of the century, most workers were in mills for the better part of their waking hours, forming bonds with co-workers and coming to understand that opportunity in America would be hard won. Industrial work in mills had health risks; some were obvious such as accidents caused by moving machines, impact with heavy objects, or contact with steam, while others were less obvious including hearing loss from constant exposure to noise or contraction of communicable diseases like tuberculosis that spread in the humid environment of textile mills.



Photograph 2.10. Silk mill workers. Circa 1900. Paterson Museum, as reproduced in Wallerstein, *Voices from the Paterson Silk Mills*, 2000.



Photograph 2.11. Silk mill workers. Circa 1900. Paterson Museum, as reproduced in Wallerstein, *Voices from the Paterson Silk Mills*, 2000.

Some immigrants, such as silk weavers from England or Poland, arrived with the necessary experience to take on higher paying jobs in the mills. Often they brought with them Old World concepts of what it meant to be working class and boundaries that could be tested by employers who wanted more work for less pay. Others arrived with no experience and had to take on lower paying unskilled or semi-skilled jobs. Every factory, depending on what it produced, had its labor needs and a shop culture based on negotiated understanding among workers and managers. Many shops had established routines for bringing in new workers; sometimes new workers were treated as apprentices on their way to learning highly skilled work, at other times they might be given jobs as manual laborers who might never be given an opportunity to advance.

Workers were keenly aware of the skill differences of each job and they identified certain jobs with certain ethnic groups. The breweries employed large number of Germans, the machine shops preferred workers with English, German and Scandinavian backgrounds. In the dye works, French immigrants, often with a high degree of training and understanding of chemistry, were sought out as master dyers, whereas Italians filled the ranks of dyers helpers, the semi-skilled laborers who manned the tubs. Within the silk industry as a whole, managers and workers alike recognized that ribbon weavers were more skilled than broad silk weavers, who were more skilled than warpers, who themselves ranked above the semi-skilled throwers. Prejudices based on ethnicity and religion were common, and even workers who brought skills from the Old World, such as Jewish weavers, could often find themselves paid less than Protestants with similar skills. Overseers and foremen judged all workers on their ability to create silks of various degrees of fineness, to work efficiently, and to be prompt and attentive at work that was repetitive, noisy and frequently tiring. Many mills paid based on piece work rather than hourly wages, and employers were free to level fines for a wide range of transgressions from dam-

aged goods to bathroom breaks. Also, there was also always the prospect of layoffs due to downturns in the economy.²⁸

The worker experience in Paterson's mills could be ambivalent. On the one hand, many workers expressed a pride in their abilities to produce the goods for which Paterson was famed – massive locomotives, intricate machines, and yards of shining, beautifully colored fabric. Workers knew they were an integral part of the manufacturing system, and even if they did not see much of the profits, many were able over the long haul to save wages and build better lives for their families. On the other hand, working conditions were harsh, and Paterson had by the turn of the century become a major center of labor unrest, much of it focused on the silk industry. Workers, legally denied the right to bargain collectively, used the strike as their preferred tool for protesting against wage cuts, reduction in hours, punitive fines, work speed-ups, increases in the number of machines tended by each worker, and the deskilling of work through mechanization. A particularly sensitive topic was the out-sourcing of jobs to other parts of the country, primarily the movement of silk throwing operations to the coal regions of Appalachia where miner's wives and daughters were eager for wage work.

Workers initiated strikes usually in direct response to a change in working conditions at a particular mill. Between 1887 and 1891, for instance, there were 21 strikes against silk and dyeing industries in Paterson, but only five of those strikes were against more than one mill.²⁹ Attempts at unionization in Paterson often fractured across lines of skill and ethnicity, with Italian dyers helpers, for instance, reputedly expressing reluctance to join a strike action initiated by Polish weavers. Beginning in the early 1900s, however, unions began to show greater effectiveness at organizing larger strikes, and although lockouts or walkouts might begin at a single mill, the strike action became increasingly prone to spreading to other mills through

a shared concept of worker solidarity. This pattern of labor unrest eventually reaching a crescendo in the protracted general strike of 1913, when close to 26,000 silk workers walked off their jobs. Like most strikes before it, the strike of 1913 began over a specific grievance at a specific mill, in this case 800 broad-silk weavers left work at the Doherty Mill to protest against a multiple-loom system that increased the number of looms attended by each weaver. In this instance, the United Textile Workers and most notably the militant International Workers of the World (I.W.W., often referred to as Wobblies) had laid groundwork for workers across the silk trades to accept the call for a general strike. The strike of 1913 has long been understood as a major watershed in Paterson's industrial history. Although the workers' unity eventually crumbled and the mill owners were the technical victors, the strike was a factor in the decline of the city's silk industry, which would never be the same again. Within 15 years, the number of workers employed in the industry had fallen by close to 40 percent, and most of those still employed were increasingly working in a system of small family-run weave shops, sometimes derisively referred to as "cockroach shops," occupying rented space in tenant silk mills.³⁰

The primary and secondary literature related to Paterson's labor history is extensive, but most labor histories emphasize tactics and strategy, factors that pulled labor and management together or apart. The emphasis is rarely on the role that specific mill buildings played as part of the landscape and as a physical space where the experiences of workers were shaped. It is possible to glean from some of the literature that certain prominent mills, such as the Doherty Silk Mill and the Weidmann Dye Works, were often at the center of labor unrest. Smaller and more obscure mills, like the John Hand Silk Mill or the Susquehanna Silk Dyeing Company, are not, however, so easy to associate with specific events in the city's labor history.

G. THE CULTURAL MEANING OF PATERSON'S MILLS – THE 'SILK CITY' YESTERDAY AND TODAY

Paterson's industrial heritage presents a rich fabric that extends well beyond the Great Falls/Society of Useful Manufactures National Historic Landmark District. It provides a frame of reference in time and place for understanding Paterson as a historically distinct city of mills and machines created by entrepreneurs and workers. Their experiences and the landscape that they created provide us with a wealth of opportunity for recognizing ourselves as part of the continuum of events that shaped Paterson and the nation. For those prior generations that labored in the mills and benefitted from their productivity, the experience of being a silk worker, a dyers helper or a machinist had moments of triumph and loss, both poignant and bittersweet, given the stark reality that the city's industrial economy rarely stood still for long, rising and falling with changes in technology, labor and capital. While Paterson's narrative may not revolve around a great military battle or a momentous political event, the city offers a story that allows the informed observer to explore the profound ambiguities of the human experience, particularly as it relates to the need to earn a living and make material contributions to society, be it as the owner of a business or a worker tending a machine.

Paterson is changing rapidly at the beginning of the 21st century. Demographically, it has once again become a city of immigrants. Many first-generation immigrants have arrived from the Dominican Republic, Peru, Columbia, Mexico, and various other Central and South American nations. The median age of the city's nearly 150,000 citizens is about 32 years old, making it a relatively young urban community compared to other formerly industrial cities in the Northeast and Midwest. Today, there is an energy in Paterson that is moving beyond the bitterness of closed factories and shuttered mills.³¹ With the establishment

of the Paterson Great Falls National Historical Park in 2011, there is an increased public interest in the Silk City's heritage and opportunities to use the local environment to teach history and culture to new generations. While some may argue about the direct relevance of industrial heritage to these audiences, that really is not the point; the city's industrial heritage is a resource directly connected to the daily life experiences of those who live today within the confines of a built environment that it shaped. Encouraging today's Patersonians to feel what is happening in their lives is connected to important events and issues of the past cannot help but make it more likely that they will appreciate their own surroundings and communities and invest in ways to shape them for the better.³²

The mills in this survey are located throughout the city, in almost every neighborhood from the dye works in the Bunker Hill and Riverside areas at the northern tip of the city to the former locomotive and aircraft engine factories in South Paterson. Sprinkled throughout the city are several dozen larger silk mills and countless other small shops and spaces that manufactured silk. While it is today commonly recognized that much of Paterson's industrial heritage is concentrated at the Great Falls, if there is one thing this survey brings to the forefront it is how visually powerful was the outward expansion of industry from the falls in the half century from 1870 to 1920. Industry in the form of brick silk mills, machine shops, erection sheds, powerhouses and dye works multiplied into almost every corner of the city, not so much congregating in great masses, but like the silk itself, weaving its way into the communities, often with the weft of the mills alternating with the woof of residences and commercial blocks. From the perspective of cultural geography, this interweaving may be Paterson's most distinctive historical characteristic. It is this geography that gives Paterson a unique and powerful "sense of place," an asset which can be capitalized upon today and for the future.

Endnotes

- 1 International Publishing Company, *Quarter Century's Progress of New Jersey's Leading Manufacturing Centres, Embracing in One Volume a Carefully Prepared Review of the Prominent Manufacturing Cities of Northern New Jersey, Showing Their Growth, Development, and Present Advantages, The Data Compiled to the Time of Issue*, (New York, 1887), p. 189.
- 2 A definitive modern history of the S.U.M. has yet to be written. There are many summaries, many of which repeat similar information and perspectives, including a common misrepresentation that the experiment was a complete failure. Perhaps the best summary based on primary source material is an unpublished manuscript of the New Jersey Historical Records Survey, "Project Copy of the Calendar of the S.U.M. Collection of Manuscripts," n.d. (est. 1942), On-file at the New Jersey State Archives, Trenton, N.J. [Available on-line at www.patersongreatfall.org/sum.html].
- 3 The history of Paterson's machine works is scattered across numerous secondary histories, usually offering company-specific background but little synthesis. Among the more useful compilations for the period of this mill survey is found in William Nelson and Charles A. Shriner, *History of Paterson and Its Environs*, Vol. I (New York: Lewis Historical Publishing Company, 1920), pp. 351-57.
- 4 The literature of Paterson's silk industry is vast. One of the most useful modern syntheses is in the introductory chapters of Philip B. Scranton, ed., *Silk City, Studies on the Paterson Silk Industry, 1860-1940* (Newark: New Jersey Historical Society, 1985). Among the most thorough of the contemporary histories, written by those involved in the silk industry, are: L.P. Brockett, *The Silk Industry in America: A History Prepared for the Centennial Exposition* (New York: The Silk Association of America, 1876) and Albert H. Heusser, *The History of the Silk Dyeing Industry in the United States* (Paterson, N.J.: Silk Dyers' Association of America, 1927). Other useful works include Morris William Garber, "The Silk Industry of Paterson, New Jersey, 1840-1913: Technology and the Origins, Development, and Changes in Industry,"

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- Ph.D. Dissertation, Rutgers University, 1968; and Giovanni Federico, *An Economic History of the Silk Industry* (London, U.K.: Cambridge University Press, 1997).
- 5 Robert P. Gordon and Patrick M. Malone, *The Texture of Industry, An Archaeological View of the Industrialization of North America* (New York: Oxford University Press, 1994), pp. 297-315; Louis Bergeron and Maria Teresa Maiullari-Pontois, *Industry, Architecture, and Engineering* (New York: Harry N. Abrams, Inc., c. 2005), pp. 185-87.
- 6 Examination of late 19th-century atlases easily confirms how mills conformed to the pre-existing street grid. See for example, Sanborn Map Company, *Fire Insurance Maps of Paterson, N.J.* (New York, 1885, 1899 and 1915).
- 7 Richard Candee, "The 1822 Allendale Mill and Slow-Burning Construction," *IA: Journal of the Society for Industrial Archeology*, Vol. 25 (1989), pp. 21-32.
- 8 Bergeron and Maiullari-Pontois, p. 186.
- 9 Carl Condit, *American Building* (Chicago, Ill.: University of Chicago Press, 1980), pp.
- 10 Bergeron and Maiullari-Pontois, p. 187.
- 11 The Paterson Daily and Weekly Guardian, *City of Paterson, N.J., Illustrations and Sketches of the Professional, Banking, Wholesale and Manufacturing Interests Including the Portraits and Biographies of Well Known People* (Paterson, N.J., c. 1898), p. 129; The Paterson Press Guardian, *Paterson in Pictures* (Paterson, N.J., 1923), n.p.; Richard Polton, "Fred Wesley Wentworth, The Architect Who Shaped Paterson, NJ and Its People," On-line at www.fredwesleywentworth.com [Accessed September 22, 2012].
- 12 Albert H. Heusser, *The History of the Silk Dyeing Industry in the United States* (Paterson, N.J.: The Silk Dyers' Association of America, 1927).
- 13 Gordon and Malone, pp. 166-69.
- 14 Jane Wallerstein, *Voices from the Paterson Silk Mills* (Charleston, S.C.: Arcadia Publishing, 2000), pp. 115-18.
- 15 Heusser, pp. 207-08.
- 16 Heusser, pp. 513-30.
- 17 Heusser, pp. 257-71.
- 18 L. R. Trumbull, *A History of Industrial Paterson* (Paterson, N.J.: Carleton M. Herrick, 1882), p. 82; Nelson and Shriner, Vol. I, pp. 356-57.
- 19 Library of Congress, "Watson Machine International: Microcosm of American Industrial Development," n.d. On-line at <http://memory.loc.gov/ammem/collections/Paterson/essay3a.html>. [Accessed 24 September 2012].
- 20 Nelson and Shriner, Vol. I, pp. 351-55; John White, Jr., *American Locomotives, An Engineering History, 1830-1880*, Revised and Expanded (Baltimore, Md.: Johns Hopkins University Press, 1997).
- 21 Herschel Smith, *Aircraft Piston Engines, From the Manley Balzer to the Continental Tiara* (Manhattan, Kan.: Sunflower University Press, 1986); Bill Gunston, *World Encyclopedia of Aero Engines*, 3rd ed. (Somerset, U.K.: Patrick Stephens Limited, 1995), pp. 180-187.
- 22 Stanley Baron, *Breweries in America, A History of Beer and Ale in the United States* (Boston, Mass.: Little, Brown and Company, 1962); Cultural Resource Consulting Group, "Historic Architecture Investigation, 69-83 Straight Street, Block 3113, Lot 1/96-112 Harrison Street, Block 3113, Lot 2, City of Paterson, Passaic County, New Jersey." October 10, 2008. On file Paterson Historic Preservation Commission, Paterson, New Jersey.
- 23 Neil Cossons, *The BP Book of Industrial Archaeology*, 2nd rev. ed. (London, U.K.: David and Charles, 1987), pp. 10-25; Gordon and Malone, pp. 11-35.

24 Library of Congress, “American Memory Collection” (Historic American Buildings Survey/Historic American Engineering Record). On-line at www.memory.loc.gov [Accessed September 22, 2012].

25 Charles A. Shriner, *Paterson, New Jersey, Its Advantages for Manufacturing and Residence: Its Industries, Prominent Men, Banks, Schools, Churches, etc.* (Paterson, N.J.: The Press Printing and Publishing Company, 1890), p. 201.

26 Nelson and Shriner, Vol. II, pp. 140-44.

27 Philip B. Scranton, ed., *Silk City, Studies on the Paterson Silk Industry, 1860-1940* (Newark: New Jersey Historical Society, 1985), pp. 1-8.

28 Wallerstein, pp. 32-33.

29 Paula M. Slagle. “The Silk Industry and Its Early Exodus of 1880, Paterson’s Loss – Pennsylvania’s Gain” (1983). Manuscript on file at the Passaic County Historical Society.

30 Paterson’s labor history is a topic of major scholarly interest, particularly in the subfields of social and labor history. A classic text, and still one of the most contextual because of its fine introduction, is Philip B. Scranton, ed., *Silk City, Studies on the Paterson Silk Industry, 1860-1940* (Newark: New Jersey Historical Society, 1985). The mechanics of the strike and the role played by unions is well covered in Anne Huber Tripp, *The I.W.W. and the Paterson Silk Strike of 1913* (Urbana, Ill.: University of Illinois Press, 1987). Much of the information in the labor history section of this chapter is drawn from these two works.

31 City of Paterson, “City of Paterson 2010-2014 5 Year Strategic Plan” Available on-line at www.patersonnj.gov/egov/docs [Accessed 24 September 2012].

32 For a good summary of this perspective, see the introduction to Charles S. White and Kathleen A. Hunter, *Teaching with Historic Places* (Washington, D.C.: National Trust for Historic Preservation, 1995).

Chapter 3

DATA SUMMARY

A. RESULTS OF FIELDWORK – SUMMARY DATA ON 30 MILLS

In September 2012, Principal Investigator Patrick Harshbarger, assisted by Alison Haley, Architectural Historian, and Gianfranco Archimede, Executive Director of the Paterson Historic Preservation Commission, made field visits to the 30 mills on the inventory list. During these visits, notes and photographs were taken to supplement those already collected by Mr. Archimede. Site boundaries were verified against the GIS site maps produced using street address and tax lot/block numbers. Site boundaries were adjusted when conditions on the ground warranted, normally to include a historically associated building or resource, or to remove an unassociated modern resource.

Data collected in the field was compiled and entered into the project's MS-Access database. At the same time, these data were compared with historical documentation, particularly from historic cartographic sources, to assist with the identification of mill names and uses over time, and to date original construction and alterations. The database fields were completed to the greatest extent possible. Fields were left blank only when such data were unavailable or inaccessible, such as for roof systems or foundations when not visible from the street.

An intensive-level survey form with attachments was produced for each mill. The typical form is from 10 to 15 pages and includes details from atlas maps, tax maps and aerial photographs, along with a selection of from 8 to 12 photographs showing general overviews, principal elevations and details.

The intensive-level survey forms are in Appendix C. Readers are referred to the appendix for detailed data on each site including an architectural description, summary history and evaluation of significance. Table 3.1 is a summary list with a brief general description of each mill property, a thumbnail photograph and eligibility recommendation.

B. EVALUATIONS OF SIGNIFICANCE AND INTEGRITY

The information generated by this survey was considered in terms of the criteria of evaluation, the guidelines established for making determinations concerning National Register eligibility, as outlined by the U.S. Department of the Interior, National Register Program in 36 CFR 60.4:

“The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield information important in prehistory or history.

Properties which qualify for the National Register, must have significance in one or more “Areas of Significance” that are listed in *National Register Bulletin 16A*.

Ordinarily, cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or

D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F. a property primarily commemorative in intent of design, age, tradition, or symbolic value has invested it with its own historic significance; or

G. a property achieving significance within the past 50 years if it is of exceptional importance.”

Industrial mills, as a property type, were significant components in the development and evolution of the City of Paterson, as it expanded outward from the Great Falls water-powered district, *circa* 1850 to 1920. During this period, Paterson was one of the nation’s notable industrial cities, highly regarded for its specialty silk and metal trades.

A feature that distinguished Paterson’s mills was their close relationship to the development of the city, intertwining with mixed-use residential and commercial blocks. The outer circles of Paterson beyond the Great Falls did not have an “industrial district,” they were a tightly interwoven sets of neighborhoods interlocked with mills that anchored the city’s geography. Some areas had distinct patterns, like the mills seeking prime real estate along the Erie Railroad corridor or the dyers’ highly prized lots adjacent to the Passaic River, but, in general, industry was found throughout Paterson, even near the most desirable residential locations like Eastside Park. The mills tied Paterson to regional markets and economies in manufacturing and retailing, which played a major role in driving technological innovation, as well as adjustments in

Table 3.1. Summary of Survey Results.

	Property Name	Address	NJHPO Property ID	Date of Construction	Description	Eligibility Recommendation	Photograph
1	Aronsohn Mill	245 10th Avenue	421410068	1908	The Aronsohn Mill is an industrial complex situated on 1.6 acres containing two <i>circa</i> 1908 brick buildings formerly used for silk manufacturing and currently occupied by multiple commercial and industrial tenants. The main building is a four-story, brick and heavy-timber framed mill arranged east to west along 10th Avenue with a boiler house/power plant behind it.	Eligible. The Aronsohn Mill is recommended eligible under Criterion C as a good representative example of classic textile mill architecture with a focus on functionality. In proportion and detail it exhibits the mark of master architect Fred W. Wentworth. The Aronsohn Mill is also recommended eligible under Criterion A for its association with the Strike of 1913 and with working conditions in the silk industry.	
2	Auger & Simon Silk Dyers	20-40 E 5th Street	-1873802354	circa 1890-1915	The Auger & Simon Silk Dyeing Works is a complex of vernacular industrial buildings that evolved from 1890 to 1915 to house one of Paterson's best known silk dyers and finishers. The works, although now completely interconnected, presents itself as having two historical massings: 1) an approximately 350-ft. long, 2-story, white-stuccoed brick dye house complex facing on 5th Street; 2) a 200-ft. long, 1-story brick dye house with clerestory roof at the corner of Branch and 5th Street. Although historically separated by an alleyway, the buildings are now connected by mid-20th-century in-fill and all have later additions and alterations. Historically, there was also a steam plant and a color room located to the rear of the complex near the Passaic River. These buildings have been razed and replaced by surface parking and an area for semi-trucks to access loading docks to the rear of the complex.	Eligible. The Auger & Simon Dye Works is recommended eligible under Criterion A as important for its association with the pattern of events that led to the development and growth of the silk dyeing industry in Paterson. It was considered one of the first large Passaic River-focused dye works built on previously undeveloped property in the Bunker Hill section of the city, which became known for its dye works. The dye works is recommended eligible under Criterion B for its association with Charles I. Auger and Charles Simon, brothers-in-law, who were leading figures in the organization of the silk dyeing industry, including the formation of the National Silk Dyeing Company.	
3	Barbour Flax Mills	404-440 Grand Street	-570761910	1877, 1895, 1915	The Barbour Flax Mills are an industrial complex spanning two city blocks totaling 2.5 acres. The site consists of a 1.5-acre, triangular-shaped block and a 1-acre rectangular lot. The triangular block contains a late-19th-century brick mill measuring about 500 ft. along Spring Street, a secondary, 4-story brick mill along Grand Street, and a 350 ft. brick machine and carpenter shop along Prince Street. These three buildings form a quasi-U-shape on the block, creating an interior courtyard off of Prince Street. The rectangular lot consists of a brick warehouse at the southwest corner of Grand Street and Dale Avenue.	Eligible. The Barbour Flax Mills are recommended eligible under Criterion A for their association with the industrial revolution and the trend away from water-powered toward steam-powered mills. Designed by architect E.J.M. Derrick, the Barbour Flax Mills are recommended eligible under Criterion C for their distinctive mill architecture.	
4	Barnert Mills	463 Grand Street	69654716	1880	The Barnert Mill is a four-story, brick, industrial complex located at the corner of Grand Street and Dale and Railroad Avenues in downtown Paterson. The complex consists of two principal buildings. The first and larger building, historically known as the Dale Avenue/Grand Street Mill, was completed in 1882. It has a "J-shaped" plan with the bottom of the "J" and main façade facing west on Dale Avenue. The long side of the "J" faces south and is flush with Grand Street. The second and smaller building, historically known as the Railroad Avenue Mill, is located at the northeast corner of the lot with its façade facing east on Railroad Avenue. An alleyway on the south side of the Railroad Avenue mill accesses a courtyard formed between by the rear elevations of the two buildings. According to historic maps and current aerial photography, the courtyard contains a 1-story boiler room and square-plan brick smokestack that are not visible from the street. The boiler room and smokestack were not accessible at the time of this survey.	Eligible. The Barnert Mill is recommended eligible under Criterion A for its association with important trends in the development of Paterson's silk industry, namely as a significant and well-known model for the tenant silk mill. It is eligible under Criterion B for its association with Nathan Barnert, a prominent Paterson businessman and politician, closely associated with the development of this type of tenant silk mill. It is eligible under Criterion C as a significant representative example of textile mill architecture.	

Table 3.1. Summary of Survey Results (Continued).

5	C. DeGrado Silk Dyeing Co.	176 E 7th Street	-855428749	1919	The C. De Grado Silk Dyeing Co. mill is a 4-story, 9-bay, 60 x 130 ft., rectangular plan, brick mill at the northwest corner of East 7th and Rye Streets in the Bunker Hill section of Paterson.	Eligible. The C. De Grado Silk Dyeing Co. mill is recommended eligible under Criterion A for its association with the pattern of economic and business development that made Paterson a center of America's silk dyeing industry. It represents one of the family-based models of business development that characterized the industry even into the early 20th century when other corporate models were becoming more dominant. It is eligible under Criterion C as among the city's best surviving examples of an early 20th century, mid-sized textile dyeing mill incorporating period refinements such as reinforced concrete framing and steel sash windows to maximize natural lighting.	
6	Castle Piece Dye & Finishing	90 2nd Avenue	1862225029	1918, 1920	Castle Piece Dye & Finishing is an early 20th century industrial complex consisting of a 1-story brick dye house and a 3-story brick mill fronting on 2nd Street.	Eligible. Castle Piece Dye & Finishing is recommended eligible under Criterion A for association with a locally significant pattern of economic/ business development related to small- to medium-sized silk dyers locating to the Riverside neighborhood in the late 1910s and 1920s. These businesses employed a significant number of workers and contributed to the development of a mixed-use neighborhood. The dye works is recommended eligible under Criterion C as an important representative example of this industrial building type, based on comparison with other similar examples, several of which have been razed and the others significantly altered.	
7	Cooke Locomotive/ALCO	1183 Madison Avenue	1347029195	1888	The Cooke Locomotive Co. Madison Avenue Works is a 3.13-acre site located on the southeast side of Madison Avenue, immediately south of the Madison Avenue/Conrail Bridge. The site consists of an 1888 brick office building, perpendicular to which is a 1-story brick machine shop and an attached wash house.	Eligible. The Cooke Locomotive Works is recommended eligible under Criterion A for its associations with the Paterson locomotive manufacturing industry. It is further recommended eligible under Criterion C as a good representation of classic industrial architecture with a focus on functionality.	
8	Eclipse Mill (J.C. Todd Jute Mill)	11 20th Avenue	1131236190	1873	The Eclipse Mill was built in 1873 as the J.C. Todd jute mill and about 1906 was sold and covered into a silk mill specializing in the weaving of ribbons. The complex is comprised of 1). a 2-story, 5-bay, front-gabled brick mill with monitor roof 2). a 2-story, 5-bay front gabled mill, and 3). a 2-story, 2-bay brick office.	Eligible. The Eclipse Mill, aka J.C. Todd Jute Mill, is recommended eligible under Criterion C as a rare example of a late-19th-century jute textile mill that retains an appropriate scale and massing for the period. It is recommended eligible under Criterion A for its association with a pattern of development in Paterson's textile industry, first as a steam-powered jute mill and second as a silk mill. It is also eligible under Criterion B for its association with Joseph C. Todd, one of Paterson's notable 19th-century mechanics and businessmen.	
9	Robert Gaede Silk Dyers (National Silk Dyeing Company)	2-12 E Main Street	-437019657	1895	The former Gaede Silk Dyeing Co. works is located on a triangular-shaped parcel of less than 1 acre formed by North Straight Street on the north, East Main Street on the west, and the Passaic River to the east and south. The works consist of interconnected 1- and 2-story brick and frame buildings surrounding a small mill yard.	Eligible. The Gaede Silk Dyeing Company is recommended eligible under Criterion C as a significant representative example of the plan and layout of a late-19th-century silk dye works, exemplified in its dye house, finishing shop and frame outbuilding, built against the Passaic River. It is also recommended eligible under Criterion B for its association with Robert Gaede, a prominent Paterson silk dyer, and under Criterion A for its association with the patterns of the silk dyeing industry's development in Paterson.	

Table 3.1. Summary of Survey Results (Continued).

10	Hall Mills	94 Fulton Street	1172882934	1899-1915	The Hall Mill is situated on 1.5 acres; it contains two 4-story tenant mills, each measuring approximately 200 feet. The northern mill parallels Fulton Street and was constructed ca. 1899. The southern mill, fronting Harrison Street, was constructed between 1899 and 1915, at which time the earlier mill was expanded to its current dimensions.	Eligible. Hall Mills are recommended eligible under Criterion A for their association with patterns of tenant mill development in Paterson's silk industry at the turn-of-the-century. They are recommended eligible under Criterion C for embodying the distinctive characteristics of late-19th-century textile mill architecture, particularly in terms of scale and a plan that situates two large mills on either side of a central power house and mill yard.	
11	Hinchliffe Brewery	63 Governor Street	-412105751	1890	The Hinchliffe Brewery is located adjacent the Erie Railroad and retains two of its ornate ca. 1890 buildings: the brew house and the cold storage building. To the rear of the lot are the remains of tile and concrete silos for storing grain. Unfortunately, the malt house and an office that occupied the west end of the lot have been razed.	Eligible. The Hinchliffe Brewery is recommended eligible under Criterion C as the last remnant of Paterson's historic brewery industry and for its ebullient architectural style, so characteristic of late-19th-century urban brewery architecture. The integrity of this site and its buildings have been greatly diminished but enough survives to convey the significance and character of the last large buildings associated with Paterson's brewery heritage.	
12	International Print & Dye	35-39 1st Avenue	-97394947	circa 1928-30	International Print & Dye is a 2-story brick dye house complex located adjacent to the Passaic River in the Riverside section of Paterson.	Not Eligible. International Print & Dye is a later example of a mid-sized dye works of which there are several earlier and better representative examples in the survey. The works has integrity but not a high level of architectural significance even as a representative example of its type.	
13	J.S. Sowerbutt Mill	28-36 Paterson Avenue	-1705710456	1905-06	The J.S. Sowerbutt Mill consists of two reinforced-concrete tenant silk mills built in 1905-06. The smaller of the two mills is plainly finished but the larger is scored to appear like coursed ashlar.	Eligible. The J.S. Sowerbutt Mill is an early and remarkably complete example of reinforced-concrete textile mill construction in Paterson and in New Jersey, dating to the early period of experimentation and refinement in structural concrete design. It is further enhanced by its aesthetic character where the builder took advantage of the moldable qualities of concrete to add architectural detail. The mill is also eligible under Criterion A for its association with Paterson's silk industry and the pattern of work in tenant mills.	
14	John Hand Mill	200 Gould Avenue	540710596	1892, 1895, 1915-31	The John Hand & Sons Mill complex contains a large brick mill constructed in three phases for the purpose of manufacturing broad and narrow silks. The first phase, constructed in 1892, measures 235 ft. along West Railway Avenue; the second phase, built in 1895, parallels Gould Avenue and measures 125 ft. wide; the third phase, constructed between 1915 and 1931 stretches 125 ft. along Goshen Street.	Eligible. The John Hand & Sons Silk Manufacturing Mill is recommended eligible under Criterion A for its association with the Paterson silk industry and its role in the labor strikes of the early 20th century. It is recommended eligible under Criterion C for embodying distinctive characteristics of textile mill architecture with an emphasis on functionality and efficiency.	
15	Manhattan Shirt	111-237 River Street	1465614458	circa 1895-1920	The Manhattan Shirt Company site consists of a U-plan brick factory building, built circa 1895 with later additions to complete the U, half of which has been heavily altered in a modern rehabilitation. A warehouse building, circa 1920, is located about one block to the northeast. Intervening buildings, which once provided continuity between the two halves of the site have been demolished.	Not Eligible. The Manhattan Shirt Company, founded in 1855-56 by Jacob Levi, grew from a small shop to a major garment factory in the first decades of the 20th century. The complex does not retain any of its earliest buildings, which were razed, and those buildings that do survive have been heavily altered and are not architecturally distinguished. The integrity of design, setting and feeling are greatly diminished by the loss of the section of the complex that was located between the two surviving buildings. They are no longer visually connected.	

Table 3.1. Summary of Survey Results (Continued).

16	Miesch Silk Co. Totowa Works	468-480 Totowa Avenue	-932617725	1909	The Miesch Silk Co. Totowa Avenue Works is an industrial complex situated on 2 acres containing 3 primary structures dating to the first quarter of the 20th century plus infill. The primary building is a 4-story, L-shaped brick mill that spans 200 feet along Totowa Avenue. Behind this mill is 1-story, brick silk staging/boiler house and a 1-story, brick cloth cutting building. Over time, various auxiliary 20th-century structures have linked these three buildings. Of note is a cylindrical brick smokestack located between the mill and the boiler house.	Eligible. The Miesch Silk Co. Totowa Avenue Works are recommended eligible under Criterion A for their operation as a conglomerate mill and their association with the Paterson Silk Strike of 1925. They are also recommended eligible under Criterion C as the mill embodies the distinctive characteristics of textile mill architecture with an emphasis on functionality and efficiency.	
17	Miesch Silk Mfg. Courtland Works	52 Courtland Street	-1318393871	circa 1890	The Miesch Silk Manufacturing Co. Courtland Works is an industrial complex situated on 1.22-acres. The site contains a ca. 1890 brick mill with a ca. 1910 extension, a ca. 1890 tenant mill, also with ca. 1910 extensions, and various mid-20th-century infill structures. The complex comprises all but the southwest corner of the rectangular city block upon which it is located.	Eligible. The Miesch Silk Manufacturing Co. Courtland Street Works are recommended eligible under Criterion A for their association with the patterns of development of the silk industry in Paterson including their association with the working conditions and the Strike of 1925. They are recommended eligible under Criterion C as a significant intact example of a late-19th-century silk mill that was built as an integrated throwing and weaving shop that added a tenant mill.	
18	Morrison Machine	200 Van Houten Street	1395062447	circa 1910	The Morrison Machine Company mill is a 4-story, 3-bay, rectangular plan building with façade articulated by multi-pane windows of various shapes and sizes, accented with brownstone sills and lintels. It is located adjacent the Erie Railroad corridor in downtown Paterson.	Eligible. The Morrison Machine Co. mill is recommended eligible under Criterion C as one of Paterson's finer examples of early 20th century industrial architecture, achieving an unusual aesthetic of the basic mill form through patterns of narrow, semi-circular and rectangular windows. It is recommended eligible under Criterion A for its association with Paterson's significant machine works industry. Morrison was an important builder of silk and textile machines.	
19	National Silk Dyeing Company (East Main Street Works)	6-34 Piercy Street	-1263381396	circa 1910-1925	The National Silk Dyeing Company East Main Street Works is a complex of industrial buildings dating from circa 1910-1925. The complex includes a 1.5-story, gabled brick steam plant with yellow-brick smokestack, built circa 1910; a series of 1-story brick buildings with clipped gable ends and monitor roofs, built circa, 1910, that historically housed the works' weighting department; and a 4-story, 5-bay, square plan, reinforced-concrete frame building, built circa 1925, that historically housed National's finishing department with a state-of-the-art chemistry lab on the upper floor.	Eligible. The National Silk Dyeing Company's East Main Street Works is recommended eligible under Criterion C as an important representative example of an early 20th century dye works with good surviving examples of a steam plant, weighting department, finishing department and laboratory. It is recommended eligible under Criterion A for its association with the events that led to the establishment and growth of the National Silk Dyeing Company as one of Paterson's leading silk dyeing and finishing firms.	
20	New Standard Aircraft (New York Pressing Machine Co.)	230-242 E 16th Street	-343704538	circa 1927	The New Standard Aircraft mill complex, built circa 1927, consists of a 1 and 2-story, monitor-roofed, brick machine shop and office.	Eligible. The New Standard Aircraft machine shop and offices are recommended eligible under Criteria A and C as a significant representative example of Paterson's machine works industry as it expanded into other fields of endeavor, beyond its traditional textile machine focus, in the early 20th century.	

Table 3.1. Summary of Survey Results (Continued).

21	Pierre Thonnerieux Silk Dyeing (Royal Piece Dye Works)	7-37 6th Avenue	1543599841	circa 1900-1930	The Pierre Thonnerieux Silk Dyeing works is a large complex of interconnected brick buildings, ranging in height from 1 to 4 stories, and built up over about 30 years, mostly after the works was taken over by the Royal-Hasco dyeing company in 1909.	Eligible. The Pierre Thonnerieux Silk Dyeing works is recommended eligible under Criterion A for its association with the development of Paterson's silk dyeing industry, illustrating a pattern of how family dye works were drawn into larger national and international conglomerates and expanded. This was a prominent works from the 1910s to 1930s, located in the dyeing dominated Bunker Hill neighborhood.	
22	Riverside Silk Mill	781 River Street	702542178	1889	The Riverside Silk Mill is an industrial complex situated on 3.4 acres. It is comprised of a ca. 1889, 450-ft. brick mill, formerly used for the manufacture of silk ribbons and broad silks. Several non-contributing frame and masonry structures are located to the rear of the mill.	Eligible. The Riverside Silk Mill is recommended eligible under Criterion C because it embodies the distinctive characteristics of late-19th-century silk mills with an emphasis on functionality.	
23	Savoy Shirt Co. (Fairhurst and Company Silk Mill)	578 E 19th Street	-1689923521	circa 1880-1910	The Savoy Shirt Company complex is a small garment and silk works that grew into its current appearance during the 1880s to 1910s under the guidance of Joseph Fairhurst. It consists of 1). a 2-story, brick textile mill in a U-shaped plan with a small powerhouse in the mill yard; 2). a small 2-story brick tenant mill.	Eligible. The Savoy Shirt Company is recommended eligible under Criterion C as a architecturally significant representative example of the planning of a small textile mill integrated into a residential setting.	
24	Sipp Machine Co.	48-62 Warren Street	-920788775	circa 1900-1910	The Sipp Machine Co. complex is a series of interconnected 1 to 4 story brick industrial buildings occupying a block adjacent to the Erie Railroad corridor. It developed into its current extent and footprint during the first decade of the 20th century.	Eligible. The Sipp Machine Company is recommended eligible under Criterion A as an important manufacturer of silk machinery and one of Paterson's prominent machine builders. The complex is also recommended eligible under Criterion C as an important representative example of the planning and layout of an early 20th century machine works.	
25	Susquehanna Silk Dyeing (De Gise Dyeing Company)	196-202 E. 16th Street	1717963010	circa 1910-30	The Susquehanna Silk Dyeing Company is a 1 to 2 story, stuccoed brick dye house that was established circa 1910 with one brick building and expanded into its current form by the end of the 1920s. Perhaps the most interesting feature of the works are its two brick smokestacks, one attached to a free-standing corrugated-metal steam plant.	Eligible. The Susquehanna Silk Dyeing Company is recommended eligible under Criterion C as an important representative example of an early 20th century dye works complete with smokestacks and two steam plants.	
26	Washington Piece Dyeing (Ashley and Bailey Silk Mills)	48-56 Putnam Street	1170015032	circa 1890-1920	The Washington Piece Dyeing company complex was built in the 1890s as the Ashley-Bailey Silk Company. The company went out of business by 1915 and the plant, which consisted as a series of interconnected 2 to 4 story brick textile mills was broken up into a series of tenant mills, the most prominent of which at the western end of the block was Washington Piece Dyeing.	Eligible. The Washington Piece Dyeing works is recommended eligible under Criterion C as an intact and significant example of a ca. 1890-1915 integrated silk mill built and operated by the Ashley-Bailey Silk Company. The mill is also eligible under Criterion A for its association with the patterns of development of Paterson's silk industry and the break-up of integrated mills into tenant mills carrying out discrete operations like weaving and dyeing.	

Table 3.1. Summary of Survey Results (Continued).

27	Watson Machine	74-102 Railroad Avenue	613220621	circa 1875-76	The Watson Machine Works is an intact complex of mid-1870s brick machine shops, erecting shed, and a foundry built by the Watson brothers for the manufacture of machines of all types, as well as bridges.	Eligible. Watson Machine Works is eligible under Criterion A as one of Paterson's most prominent and longest-lived machine works, representing Paterson's distinguished specialty metalworking traditions. It is eligible under Criterion C as an important representative and intact example of machine works architecture.	
28	Weidmann Silk Dyeing	5 5th Avenue	830832224	circa 1887-1920	The Weidmann Silk Dyeing Works is a remarkably complete silk dyeing and finishing plant with most of its buildings built in the late 1880s to 1900s, with some later expansions. The sprawling works is located on more than 8 acres along the Passaic River in the Riverside section of Paterson. The works, mostly built in brick, includes a great variety of industrial building forms.	Eligible. The Weidmann Silk Dyeing Works is eligible under Criterion A for its association with the patterns of development of Paterson's silk industry. Weidmann was the largest of the turn-of-the-century silk dyers, and the plant and its works also figured prominently in the Strike of 1913. It is eligible under Criterion B for a direct association with Jacob Weidmann, a major figure in the industry, who personally supervised the construction and expansion of the plant. It is also eligible under Criterion C as a remarkably intact example of dye works industrial architecture and layout.	
29	Wm. Strange Mills	44 Beech Street	-1922255993	circa 1875, 1877, circa 1910	The William Strange Mills are a late-19th-century industrial complex situated on a 1.83 acre lot that occupies the entirety of a rectangular city block. The site features a handsome ca. 1875, 3-story brick mill, square in plan so as to form a courtyard, with an extending ell at the northeast corner of the square. With the ell, this mill stretches 400 ft., the entire length of the block along Beech Street. At the northwest corner of the block is an L-shaped, 4-story brick mill constructed between 1899 and 1915. A silk storage house, a boiler house, and a carpentry shop, all brick, are located within the courtyard, but were not accessible at the time of this survey. Several other auxiliary buildings at the interior were also inaccessible at the time of this survey.	Eligible. The William Strange Mills are recommended eligible under Criterion A for their contribution to the expansion of the Paterson silk industry and the domestic silk manufacturing. They are recommended eligible under Criterion B for their direct association with William Strange, a leading figure in the post-Civil War growth of the silk industry in Paterson. The mill complex is recommended eligible under Criterion C for embodying distinctive characteristics of late-19th-century and early 20th-century textile mill architecture with high aesthetic merit.	
30	Wright Aeronautical Co.	110-124 Beckwith Avenue	480898480	circa 1916-1940	The Wright Aeronautical Company complex consists of an architecturally distinguished 4-story, daylight factory, built in stages from 1916 to 1928 and an adjacent one-story machine shop and unusual test-cell building built prior to WWII on an adjacent block.	Eligible. The Wright Aeronautical Company complex is recommended eligible under Criterion A for its association with a company that played a leading role in the development of aircraft technology, specifically the rotary air-cooled engines that were designed and constructed here. It is also significant as an example of how Paterson's skilled machinists adapted to 20th-century conditions and products. It is also eligible under Criterion C as a distinguished example of industrial architecture with the first portion of the plant designed by Paterson architect Fred W. Wentworth. The test cell building is an unusual type of industrial architecture designed specifically for testing dozens of engines in windowless reinforced rooms.	

capital and labor to survive in competitive markets. This was nowhere more true than in the volatile silk trades, subject to ever-changing clothing fashions.

The integration of mills into Paterson's urban infrastructure seems to have been as much an organic process as a planned one. Architects and engineers relied heavily on vernacular industrial architecture, sometimes incorporating new structural systems and technologies, but generally choosing conservatively to rely on well-known building forms, most of them associated with textile mills and machine shops. Occasionally, there were forays into new technologies, such as reinforced concrete, but these seem to have been more the exception than the rule. These efforts resulted in the construction in Paterson of hundreds of silk mills and dozens of machine works, ranging in size from small free-standing shops to enormous mills encompassing entire blocks, but rarely rising over four stories tall. Some mill owners and/or their architects applied current architectural styles to their mills, with varying degrees of success, and in several instances were able to balance massing and ornament, using materials, shadow and scale, to create distinguished structures that rank as excellent representative examples of industrial architectural design.

The specific means by which a mill may meet each of the National Register criteria are discussed below:

National Register Criterion A: Under Criterion A, a mill and its related support buildings and structures may have an association with the following areas of significance described by the historic context.

Mills may have been associated with important, meaningful trends in the business of manufacturing, processing, and trading goods or commodities. Specifically, mills facilitated Paterson's development as a major player in the silk, silk dyeing and printing, and specialty machine trades. Many of these products were considered highly innovative in their

time and made significant contributions to patterns of events associated with manufacturing technology and the development of industrial sectors that were significant not just to Paterson but to larger regional and national economies. In the case of silk mills and silk dyers, this most often applies to mills that were recognized in their time as important and significant contributors to the development of the silk trade. Two other significant examples in the Paterson context are the three Paterson locomotive companies that played a major role in the development of railroad technology and the Wright Aeronautics Company that developed air-cooled rotary aircraft engines advancing military and civilian aviation.

Paterson mills may also have significant relationships to events or patterns of events associated with American labor history and its related National Register areas of significance under social history and ethnic heritage. These events include a pattern of working conditions that resulted in the development of an immigrant-led labor movement that sought out significant rights of collective bargaining and improved working conditions. This long-term pattern of struggle, although often turning against workers' demands, has long been recognized by labor scholars as offering important lessons in how skill and ethnicity molded perceptions of American labor and its ability to organize effectively. The Strike of 1913 has often been understood as a seminal moment in the American labor movement when the International Workers of the World (I.W.W.) battled for supremacy over trade unions, staking their reputation on a successful outcome in Paterson. The failure of the strike to win meaningful silk industry-wide concessions in Paterson was a fatal blow to the I.W.W., which was seeking to present to the United States an alternative philosophy of workers' rights and identity. More background research is recommended to establish which of the mills in this survey have sufficient levels of association to demonstrate significance in the area of labor history under Criterion A.

National Register Criterion B: Under Criterion B, a mill may have significance if a historically significant person relates directly to the structure. In the case of the Paterson mills in this survey, this usually applies when a mill was associated with the career of an important businessman or other civic leader who sponsored, advocated or managed its construction or operation, such as Nathan Barnert and William Strange. The Paterson history secondary and primary sources consulted for this survey offered good background information for identifying important businessmen and civic leaders.

National Register Criterion C: Under Criterion C, a mill may embody the distinctive characteristics of industrial architecture and the application of practical building arts to the design, construction and operation of mills. Building plans and design in most cases relate directly to raw materials storage and handling, machinery placement and operation, and power generation and distribution systems. Mills may also be important representative works of significant architects/engineers, like Fred W. Wentworth, a notable Paterson architect. Important trends in the field of Paterson's industrial architecture include distinctive and important representative examples of the evolution in mill design and construction from masonry and timber-frame structures to steel-frame and reinforced-concrete frame structures. Some mills may be important representative examples that incorporate architecturally distinctive and character-defining features of the property type including building form (narrow width-to-length ratios), slow-burning mill construction, multi-story and multi-bay facades to maximize natural lighting, side gable and clerestory roof lines, complex site plans with multiple additions to conform to street grids, courtyards and alleyways, powerhouses and smokestacks. Mills may also reflect the application of architectural styles to vernacular industrial building forms and the work of master builders or

high levels of workmanship and craftsmanship, especially in masonry work and ornamentation as seen in towers, cornices, windows and doorways.

National Register Criterion D: Under Criterion D, a mill may be eligible for the information it could yield about its operations, technology or construction. Potential significance under this criterion may be largely associated with information that could be attained through the techniques of industrial archaeology, not limited to subsurface investigations, and inclusive of examination of interior spaces for evidence of machinery and tools, artifacts associated with workers, evidence of raw materials and wastes, and the specific industrial processes that occurred within workspaces. To be significant under this criterion, it would need to be demonstrated that a mill has the potential to yield information that would not be available through historical documents and that would be useful in addressing significant research questions. Mills in the survey were not evaluated under this criterion due to the limitation of available data and lack of access to building interiors.

Integrity. In addition to the requirement that a mill must meet one or more of the National Register criteria for listing, it must also retain sufficient integrity to convey its significance. The aspects of integrity are location, design, setting, materials, workmanship, feeling and association.

Location is an important aspect of integrity for mills because the place where a mill was constructed defines its relationship to the historical geography of Paterson. However, the likelihood of a mill having been moved to a new location is very remote and nearly all surviving examples of the property type will have integrity of location. Therefore, integrity of location by itself, without other aspects of integrity, is not considered sufficient for a mill to convey its significance.

Design and materials are critical aspects of integrity because they embody the distinctive characteristics in industrial architecture upon which significance is based under Criterion C and often also relate directly to a mill's significance under Criterion A. The design of a mill includes its overall plan, elevations and internal supporting structural systems. Important to design are the site plan and the orientation of the mill and its elevations as they were designed in relationship to nearby properties, the street grid and other transportation systems like rail lines. The materials of a mill include the exterior fabric of curtain walls and architectural detail, as well as the materials that compose the structural system. Significant alterations to design and materials include changes in architectural ornamentation, exterior finish, strengthening or replacement of structural systems, removal or replacement of exterior walls, and alterations of a building's designed orientation. Fenestration is a very common alteration in almost all of the mills in the survey. Changes to the shape of window openings or in-fill are considered significant, but the removal of original frame and sash is not considered sufficient grounds in itself to disqualify a mill from eligibility. Alterations to design and materials may have a substantial impact on the ability of a mill to convey its significance.

For a mill to have integrity of setting, the setting must generally reflect the basic physical conditions and character that existed during the period when the mill achieved its significance. For example, does the extant setting convey the character of an urban mixed-use neighborhood at the time when the mill achieved significance? Loss of integrity of setting is not sufficient by itself to disqualify a property from listing, but the degree of historic setting can assist most mills in conveying their significance. Primary factors to consider when assessing integrity of setting include the age, character and scale of surrounding buildings.

Integrity of feeling and association may have been lost if modern materials of such scale and contrast have been applied and the observer is more impressed by the alterations than the historic resource. Normally, this level of alteration will have also greatly impacted design and materials. Workmanship is typically not a critical aspect of integrity for mills, but some discrete features such as architectural ornamentation may exhibit important qualities of workmanship.

Mills often consisted of complexes of buildings that may have been free-standing or attached. This is often important evidence for the growth of a mill to accommodate increased production or changes and improvements in technological processes. Boundaries for qualified mills should include any surviving support buildings and structures that have a direct relationship and also retain sufficient integrity to convey their supporting roles.

C. Eligibility for the New Jersey and National Registers

The mills in this study were evaluated for eligibility to the New Jersey and National Registers by applying the criteria for evaluation and the aspects of integrity per the above discussion. A total of 28 mills were evaluated as being eligible for the registers (see Table 3.1 for a summary). Justifications for the eligibility evaluations are provided on the eligibility attachment of the intensive-level survey forms for each mill (see Appendix C).

Chapter 4

RECOMMENDATIONS

A. CONDITION ASSESSMENTS AND THREATS TO PRESERVATION

The 30 mills in this survey were found to be frequently underutilized with perhaps a third being vacant or partially vacant and available for lease. While this was not unanticipated, what was surprising was how many are in use, often as storage or distribution warehouses, as well as some which are engaged in light manufacturing. While it was not the purpose of the survey to collect quantifiable data on current real estate trends or available/vacant square footage, the general impression was that mills were contributing to the local economy and that viable alternative uses were available. That said, during July and August 2012, two of the mills on the original list of 30 – the John Royle & Sons mill at 10 Essex Street and the Empire Piece Dyeing Works at 102-124 Madison Avenue – were razed, clearly demonstrating the ever-looming threat to these properties. The loss of historic industrial properties is a national trend – actually one that has been on-going for decades – that has usually only received passing attention from the preservation community at large. This trend may be changing since, in the past few years, the National Trust for Historic Preservation and other national organizations like the Society for Industrial Archeology (SIA) have made efforts to promote the cause of industrial heritage as evidenced by several co-sponsored paper sessions at the 2011 National Trust annual conference in Buffalo, New York, and a 2010 workshop sponsored by the National Trust, the SIA and the Kaplan Foundation to discuss opportunities for preservationists to advocate for historic mills and other types of industrial resources.

Aside from the threat of demolition, the mills in Paterson were found to be in varying conditions, with some, like the Barbour Flax Works on Grand Street, showing signs of recent rehabilitation and good maintenance practices, while others, like the Sipp Machine Works on Warren Street, showing signs of a high degree of deferred maintenance and neglect. While some mills are in much better condition than others, many owners clearly struggle with maintenance. The highly significant William Strange Mills on Grand Street, for instance, appear to have irreparable damage to historic fabric that will make it very costly to preserve even the structural envelope. A full assessment would need to be made by a preservation architect and engineer.

In order to bring immediate recognition to threatened mills, it is recommended that the Paterson Historic Preservation Commission (PHPC) and the City of Paterson move forward with plans to designate buildings to the list of city landmarks that meet the city's *Criteria and Procedures* for listing. Consideration should be given to providing PHPC staff with the resources to educate owners on appropriate maintenance and preservation treatments that will preserve mills that anchor Paterson's neighborhoods and provide the city with a remarkable sense of place and heritage. Mills identified as significant by this survey should also be considered for targeted assistance through the city's Division of Economic Development and Division of Planning & Zoning. This assistance may take the form of helping owners to identify potential rehabilitation or re-use solutions.

B. LISTING IN THE NEW JERSEY AND NATIONAL REGISTERS – MULTIPLE PROPERTY APPROACH

The eligible mills in this survey are well-suited to listing in the New Jersey and National Registers of Historic Places using the Multiple Property Documentation Form (MPDF). The MPDF is a cover document that serves as a basis for evaluating eligibility and it provides a thematic alternative to nominating properties as a group or individually over time. The MPDF can greatly simplify the process of completing and reviewing individual nomination forms. Information on this approach is contained in *National Register Bulletin 16B, How to Complete the National Register Multiple Property Documentation Form* (1991, Revised 1999). The “30 mills” survey and the data and forms generated for this report provide a foundation for starting the MPDF and will significantly reduce preparation costs. An important advantage of the MPDF approach is that mills listed or determined eligible will become qualified for federal preservation tax credits, which are an incentive for rehabilitation.

C. OPPORTUNITIES FOR FURTHER RESEARCH

This survey has demonstrated that the mills outside of the Great Falls district have a rich and multi-faceted history. The report has identified the following topics that would be fruitful areas for further research:

1). It is recommended that further research take place to develop the labor, ethnic heritage and social history associations of individual mills through analysis of demographic source materials, such as the U.S. Census manuscripts, combined with other evidence that can be gathered on working conditions through newspapers and other primary sources. The goal of this research would be take the broad outlines of this history, which are known, and bring them to a local,

mill-specific level that makes the reality of working conditions and their impact on immigrant communities interpretable within the actual spaces where these events occurred, thereby adding valuable texture to the obvious external significance of the mill’s architecture and place within the urban industrial landscape.

2). It is recommended that further research take place in the area of industrial archaeology. This research would focus on identifying mills that are good candidates for providing physical evidence of the processes that occurred within them. This research should consider a variety of settings including silk throwing mills, silk weaving mills (broad silk and ribbon), silk dyeing shops, silk printing shops, machine shops, erecting shops and powerhouses. Researchers should use the tools of industrial archaeology including documentation and analysis of interior workspaces to develop interpretive materials including photographs, drawings, process flow charts and the like, supported by primary source materials including historic photographs and information from period trade journals.

3). It is recommended that additional survey take place to identify mills that did not fit the criteria that were developed for inclusion in this survey. Under-represented or not represented in this survey are small to moderate-sized mills and shops that were especially characteristic of the silk industry of the 1920s and 1930s. These family shops are an important component of the story and there is evidence of them in many locations in Paterson. A systematic review of Sanborn maps should also take place to determine if there are additional mills or industrial sectors that should be surveyed. A cursory review of these materials and an informal windshield survey suggests that there are additional mills that may be of historical interest. Also unrepresented in the current survey are at least two industrial sectors – paper and chemicals. The chemical sector appears to have had a close relationship historically with the silk dyeing sector, growing alongside it to provide the basic ingredients for the dyes.

The data generated by the above research activities should be geared toward producing accessible materials that can be used to educate and increase awareness among the citizens of Paterson and visitors to the city. All research plans should include a public education component and a task for making the materials accessible through local community centers (libraries, schools and the like), as well as through official channels like city websites and the Great Falls National Historical Park.

and its visitor center. This tour would draw visitors into other parts of the city to explore its industrial architecture and aspects of its post-1850 industrial development beyond the waterpower. This tour could be combined with opportunities to experience sites that were associated with the Strike of 1913, as well as neighborhoods with historic and modern ethnic associations. The tour should not only have history but it should offer opportunities to experience the city's living culture, including food, music and art offered in neighborhoods with an industrial past.

D. OPPORTUNITIES TO DEVELOP INDUSTRIAL HERITAGE TOURISM

Industrial heritage tourism is a growing business in the United States and Europe. While this type of thematic tourism is not large compared to some other types of tourism, it has a devoted clientele who will pay for tours and guided experiences that bring them into contact with industrial buildings and factories. These tours also often involve visiting active factories on what are called "process tours," not necessarily in historic buildings. Paterson has a number of interesting and active industrial firms, like the Watson Machine Company, which would be very attractive to this affinity group. The industrial heritage tourism business is more highly developed in Europe than in the United States, but it is catching on here. A website with information on the Europe Route of Industrial Heritage can be found at www.erih.org, which provides links to specific countries and cities that participate in the route. A resource and test market for industrial heritage tourism in the United States is the Society for Industrial Archeology and its Roebling Chapter in the New York Metropolitan area (www.sia-web.org).

More specifically, it is recommended that Paterson consider the development of an industrial heritage guided tour that links industrial sites throughout the city with the Great Falls National Historical Park

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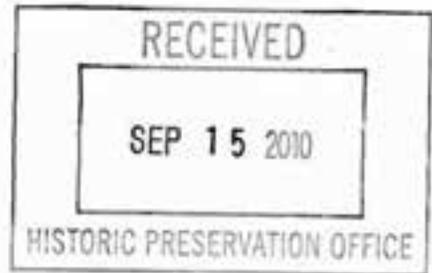
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Appendix A

HISTORIC PRESERVATION FUND GRANT APPLICATION AND AGREEMENT

Historic Preservation Fund
2010 CLG Grant-In-Aid Application



(1) APPLICANT

Municipality: Paterson County: Passaic

CLG Chief Administrative Official:
Name: Jeffery Jones

Chief Financial Officer:
Name: Anthony Zambrano

Title: Mayor

Title: Comptroller/Acting Dir. of Finance

Address: 155 Market St.

Address: 155 Market St.

Paterson, NJ 07505

Paterson, NJ 07505

Telephone: 973-321-1600

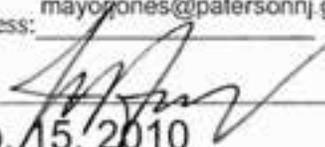
Telephone: 973-1304

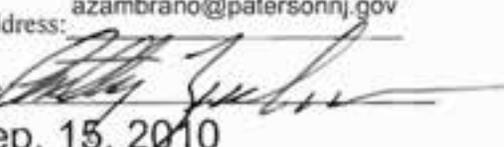
Fax: 973-321-1555

Fax: 973-321-1351

Email Address: mayorjones@patersonnj.gov

Email Address: azambrano@patersonnj.gov

Signature: 

Signature: 

Date: Sep. 15, 2010

Date: Sep. 15, 2010

Commission Chair:

Project Coordinator:

Name: Robert M. Parnes

Name: Gianfranco Archimede

Organization: City of Paterson HPC

Title: Exe. Director, City of Paterson HPC

Address: 72 McBride Ave. Ext.

Address: 72 McBride Ave. Ext.

Paterson, NJ 07501

Paterson, NJ 07501

Telephone: 212-462-4200

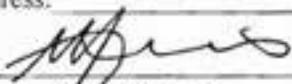
Telephone: 973-357-1911

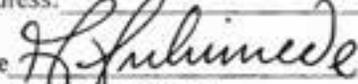
Fax: 212-462-4788

Fax: 973-357-0121

Email Address: rparnes@tobinparnes.com

Email Address: garchimede@patersonnj.gov

Signature: 

Signature: 

Date: Sep. 15, 2010

Date: Sep. 15, 2010

Names of State Legislators:

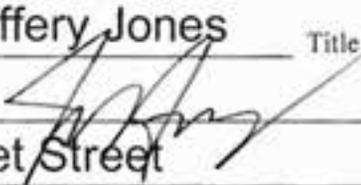
Senate: John A. Girgenti

Assembly: Nellie Pou

(2) CERTIFICATION

I certify that the information presented in this application is true and accurate.

Name (print or type) Jeffery Jones Title Mayor

Authorized Signature 

Street 155 Market Street

Municipality Paterson State NJ Zip Code 07505

Print or Type _____

Telephone Number 973-321-1600

(3) PROJECT NAME INTENSIVE ARCHITECTURAL SURVEY, INVENTORY ,
& CONDITIONS ASSESSMENT OF INDUSTRIAL MILL BUILDINGS OUTSIDE OF THE
GREAT FALLS HISTORIC DISTRICT, THROUGHOUT THE CITY OF PATERSON

(4) PROJECT IMPACT

Local County State National

Explain: PLEASE SEE ATTACHMENT

(5) PROJECT TYPE

Survey Planning National Register Public Education

Other (explain): _____

(6) SCOPE OF WORK:

Please attach a scope of work for the project you are proposing. Be sure to address the following four points:

- Goal: What are will the project achieve? What activities are needed to achieve that goal?
- Coordination: Describe the division of labor and project responsibilities of the consultant, project coordinator, staff, and historic preservation commission members.
- Work Products: Include a list of tangible products for your type of project. Identify additional intangible products or benefits.
- Schedule: List appropriate deadlines for completing different parts of the project, such as: hiring a consultant, conducting meetings, submission of draft and final products.

(7) BUDGET

Total Project Budget: \$ 20,000

Amount of Federal funds requested (60% of total budget) \$ 12,000

Amount of matching share (40% of total budget) \$ 8,000

Source of Non-Federal Match: In Kind, Community Development Block Grant (H.U.D.)
or City of Paterson general funds

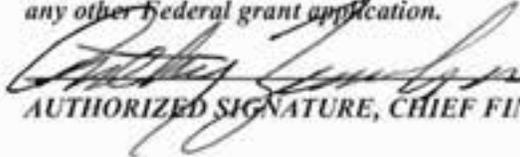
Show that the budget is reasonable and that budget items are necessary to accomplish major project tasks/activities. Provide a sufficiently detailed budget to show basis for cost items, including a breakdown of consultant and staff hours by task. Indicate how these numbers were calculated. You may use one or more pages of the Budget Worksheet, on following page, for recording specifics.

BUDGET WORKSHEET

PROJECTED COSTS	CLG GRANT REQUEST	APPLICANT'S MATCH		ROW TOTALS
		Cash	In-Kind	
Consultant Prof. fees	\$10,600	\$3,500		\$14,100
City Prof. Staff project management			\$2,500	\$2,500
Report Printing & duplication	\$250			\$250
Photography Fieldwork & cataloging			\$1,500	\$1,500
Photography process/printing		\$400		\$400
Field supplies, transportation	\$800			\$800
Research photocopy costs	\$250		\$100	\$350
Postage/communications	\$100			\$100
Subtotals	\$12,000	\$3,900	\$4,100	\$20,000
TOTALS	CLG GRANT* \$12,000	APPLICANT MATCH** \$8,000		TOTAL PROJECT COST \$20,000

* CLG Grant = the total amount must not exceed 60% OF TOTAL PROJECT COSTS
 ** Applicant Match (cash + in-kind) must equal a minimum of 40% OF TOTAL PROJECT COSTS
 Please check your math.

CERTIFICATION: I certify that the matching share proposed for this project does not include funding from other Federal sources, and that these funds are not being used as match against any other Federal grant application.


 AUTHORIZED SIGNATURE, CHIEF FINANCIAL OFFICER

9/15/10
 DATE

(8) CERTIFICATION DI-FORM 1954:

Instructions:

1. By signing and submitting this proposal, the prospective lower-tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower-tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower-tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower-tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower-tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower-tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower-tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower-tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower-tier covered transactions and in all solicitations for lower-tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower-tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List (Tel. #).
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower-tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding
Debarment, Suspension, Ineligibility and
Voluntary Exclusion

Lower Tier Covered Transactions

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 43 CFR Part 12, Section 12. 510, Participants' responsibilities. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160-19211). Copies of the regulations are included in the proposal package. For further assistance in obtaining a copy of the regulations, contact the U. S. Department of the Interior, Acquisition and Assistance Division, Office of Acquisition and Property Management, 18th and C Streets, N. W., Washington, D. C. 20240.

(Before completing, read the instructions for certification)

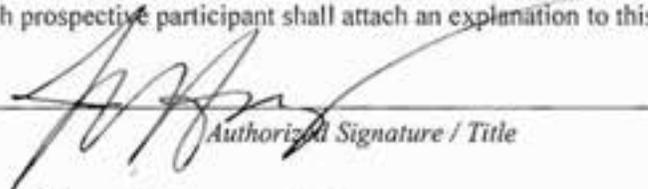
1.

The prospective lower-tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2.

Where the prospective lower-tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

By _____



Authorized Signature / Title

Hon. Jeffery Jones, Mayor

(9) ASSURANCES:

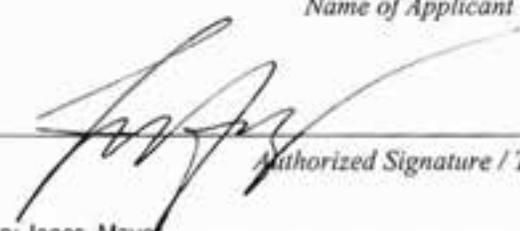
In consideration of and for the purpose of obtaining a grant from the Department of the Interior, National Park Service, through the New Jersey Department of Environmental Protection, Natural and Historic Resources, Historic Preservation Office, CITY OF PATERSON (hereinafter called "Applicant") hereby agrees that it will comply with the following:

- A. Grants will be administered in conformance with all applicable federal and state laws, regulation, policies, requirements and guidelines, including 43 CFR 12, OMB Circular A-102, policies and procedures of the Historic Preservation Grant-in-Aid Program, and civil rights (Title VI of 1964 Civil Right Act); nondiscrimination on the basis of handicap (Sec. 504 of the Rehabilitation Act of 1973); equal employment opportunity and labor law requirements of federal grants;
- B. Procurement actions will be conducted in a manner that provides for maximum open and free competition in compliance with program requirements, including 43 CFR 12, and OMB Circular A-102;
- C. Adequate financial resources will be available for performance (including necessary experience, organization, technical qualifications and facilities) to complete the proposed project of a firm commitment, arrangement for ability to obtain such will be made;
- D. All costs charged to the grant project will be in payment of an approved budget item during the project period and conform to the cost principles of OMB Circular A-87;
- E. An adequate financial management system (and audit procedure when deemed applicable) will be maintained which provides efficient and effective accountability and control of all property, funds and assets;
- F. Matching share will not consist of funds from the Federal Government under another assistance agreement unless authorized;
- G. Applicant will comply with required completion schedule for project. The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this his Assurance, and that the United States shall reserve the right to seek judicial enforcement of this Assurance. This Assurance is binding on the Applicant, its successors, transferees, and assignees; the person or persons whose signature appears below (is) are authorized to sign this Assurance on behalf of the Applicant.

CITY OF PATERSON

Name of Applicant

By


Authorized Signature / Title

Hon. Jeffery Jones, Mayor

Date

(10)

DI FORM 1350:

U. S. Department of the Interior
Assurance of Compliance
(Title VI, Civil Rights Act of 1964)

CITY OF PATERSON

(hereinafter called "Applicant")

Hereby Agrees That It will comply with Title VI of the Civil Rights Act of 1964 (P. L. 88-352) and all requirements imposed by or pursuant to the Department of the Interior Regulation (43 CFR 17) issued pursuant to that title, to the end that, in accordance with Title VI of the Act and the Regulation, no person in the United States shall, on the ground of race, color or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives financial assistance from the Department of the Interior (NPS) and Hereby Gives Assurance that will immediately take any measures to effectuate this agreement.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant by the Department of the Interior (NPS). This assurance obligates the Applicant, or in the case of any transfer of such property, any transferee for the period during which the real property or structure is used for a purpose involving the provision of similar services or benefits. If any personal property is so provided, this assurance obligates the Applicant for the period during which it retains ownership or possession of the property. In all other cases, this assurance obligates the Applicant for the period during which the Federal financial assistance is extended to it by the Department of the Interior (NPS).

This Assurance is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property discounts or other Federal financial assistance extended after the date hereof to the Applicant by the bureau or office, including installment payments after such date on account of arrangements for Federal financial assistance which were approved before such date. The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this Assurance, and that the United States shall reserve the right to seek judicial enforcement of this Assurance. This Assurance is binding on the Applicant, its successors, transferees, and assignees, and the person or persons whose signature appears below (is) are authorized to sign this Assurance on behalf of the Applicant.

City of Paterson

By


Name of Applicant
Authorized Signature / Title

Hon. Jeffery Jones, Mayor

Date

(11) ADDENDUM DI FORM 1350

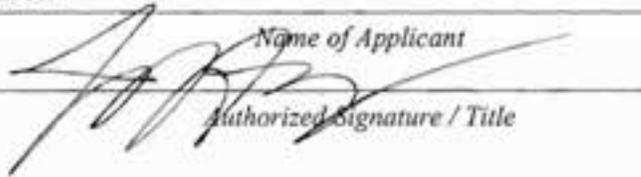
U. S. Department of the Interior
National Park Service
Civil Rights Assurance of Compliance
City of Paterson

Name of Applicant

Also Agrees to comply with the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975 and all requirements imposed by or pursuant to these titles, to the end that, no person in the United States shall, on the grounds of age or handicap be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives financial assistance from the National Park Service and hereby gives assurance that it will immediately take any measures to effectuate this agreement.

City of Paterson

By


Name of Applicant
Authorized Signature / Title

Hon. Jeffery Jones, Mayor

Date

Applicants Mailing Address:

155 Market Street, Paterson, NJ 07505

(12) STATEMENT OF ADEQUACY OF ACCOUNTING SYSTEM:

Section A: Governmental Agency

I am the Comptroller/Acting Dir. of Finance of Title of City of Paterson and,
Chief Financial Officer *Name of Applicant*

in this capacity, I will be responsible for establishing and maintaining the financial statements for
INTENSIVE ARCHITECTURAL SURVEY, INVENTORY, & CONDITIONS ASSESSMENT OF INDUSTRIAL MILL
BUILDINGS OUTSIDE OF THE GREAT FALLS HISTORIC DISTRICT, THROUGHOUT THE CITY OF PATERSON

Title of Proposed Contract/Grant

The accounting system that will be established and maintained for the purpose of this proposed contract/grant will be adequate to:

1.
Provide for accurate identification of the receipts and expenditures of New Jersey State Department of Environmental Protection funds by approved budget cost categories;
2.
Provide for documentation supporting each book entry, filed in such a way that it can be easily located;
3.
Provide accurate and current financial reporting information;
4.
Be integrated with a strong system of internal controls and;
5.
Will conform to any and all requirements or guidelines that New Jersey Department of Environmental Protection may issue.


Signature of Chief Financial Officer
Anthony Zambardo
Name of Chief Financial Officer (Print or Type)
9/15/10
Date

ATTACHMENT C
GOVERNING BODY RESOLUTION

PLEASE NOTE THAT THE GOVERNING BODY RESOLUTION HAS BEEN SUBMITTED AND IS IN PROCESS, TENTATIVELY SCHEDULED FOR VOTE AT THE GOVERNING BODY'S PUBLIC MEETING OF OCTOBER 26, 2010

Items 4 & 6: Project Impact & Scope of Work

The City of Paterson is proposing a thematic, city wide, intensive-level survey of industrial mill buildings and structures outside of the Great Falls Historic District (GFHD). The goals of the survey are specifically to inform city wide historic preservation/reuse planning, cultural tourism planning, and overall community development planning efforts, as well as to fill a data gap in the current citywide architectural survey concerning industrial buildings and sites.

Administrative Strategy & Planning Goals

With the outset of General Management Planning in the Great Falls National Historic Park (GFNP), community leaders and staff, under the new administration of Mayor Jeffery Jones, intend to pursue a comprehensive planning approach to spurn community dialogue, understanding, information and cooperative planning of Paterson's future as a national destination. In this regard, the city's intrinsic historic authenticity and significance, its traditional community ethnic diversity, sense of place, and accessible location are placed front and center as its major assets for economic and cultural development. The goal is to make Paterson aware of its assets and from these to develop major cultural tourism opportunities that leverage economic, social and community development that come with it. Paterson is promising to join a rapidly growing local economy model based on highlighting diversity, urbanism, unique national heritage and educational opportunities, and cultural programming based on arts, dining and entertainment.

Historic preservation is put forward as a primary tool for achieving these goals, and specifically, the recognition that the historic large-scale industrial mills should play an important role in the new model economy as they did in the city's past industrial economy. In brief, there are mills that remain across the city, sometimes concentrated in possible districts, that may be preserved and reactivated as neighborhood nodes/anchors in order to provide a variety of economic and social benefits as well as tourism linkages across town. Neighborhoods may still be identified ethnically for the most part, which is of specific benefit as to distinguishing flavors and place, providing community identity and tourism interest/intrigue. Especially because there exist many large-scale mills in primarily residential neighborhoods, a mixed-use model for reuse would represent a higher and better use than the traditional reuse pattern of these structures as strictly either warehousing or housing. Examples of integrated uses that may be represented in one such mill are retail, educational, community services, parking, entertainment (arts, music, dining), and youth oriented activities.

Goals & Public Benefits of the Survey Project

The data collected in the survey effort will provide specific strategic planning information for rehabilitation and reuse solicitations by the Division of Economic Development, for heritage tourism planning for the Division of Cultural Affairs, and of course for landmark designation and preservation planning by the Historic Preservation Commission and Division of Planning & Zoning. The data will have widespread use for economic

**CLG Grant Application 2010:
Intensive Architectural Survey, Inventory & Conditions Assessment
of Industrial Mill Buildings outside of the Great Falls Historic District
throughout the City of Paterson, New Jersey**

development, historic designation efforts, overall preservation prioritization, land use planning, heritage tourism planning and advancing the public awareness and appreciation of the traditional role these structures represent in their neighborhoods as nodes of social activity and economic benefit. There is also a data gap in the citywide architectural survey pertaining to industrial sites outside of the GFHD.

Specifically addressing a data gap that is needed for heritage tourism planning, the survey will render wide spread public benefit by assisting Paterson to plan for attracting visitors to all parts of the city, with these buildings as specific destinations. Not only will neighborhood residents become aware of the buildings and their histories, but others visiting the GFNP or the Downtown Commercial District for tourism or entertainment will have more opportunities to return and to also visit outlying neighborhoods. This represents an expanded opportunity to realize the cooperative benefits of the GFNP with the rest of the city, creating deeper understanding, context and sense of place for both local or out of state visitors.

The New Jersey State Development and Redevelopment Plan establishes a series of specific policies directed at the identification and protection of historic, cultural and scenic resources throughout New Jersey and creating "Communities of Place" rather than haphazard suburban sprawl. These policies are specifically supported by the goals of this survey, and are also supported in the New Jersey State Historic Preservation Plan's goals to **1) maximize efforts to identify and evaluate New Jersey's historic resources, 2) expand efforts to protect New Jersey's historic resources, 3) increase awareness of the value and importance of the state's historic resources, and 4) encourage appropriate treatment of historic resources.**

Need for the Survey

Historic preservation planning in Paterson has existed since the 1970s with the establishment of the GFHD. Ordinances for an HPC and for a CLG were in place rather early even before guidelines were developed or a comprehensive survey. A citywide architectural survey was first accomplished by Zakalak Associates in 1978, where proposed districts were identified as well as individual eligible buildings. The architectural survey was revisited and updated in 1996, and a citywide preservation plan was developed. The recent Master Plan of 2003 includes a historic preservation component.

While these architectural surveys were comprehensive, including architectural typologies of all sorts, there was little apparent deep understanding or historic research of industrial site development citywide, a component that would be necessary in an intensive level survey. Potential industrial districts outside of the GFHD were not identified; individual eligibility of mills was not always considered or evaluated beyond architectural criteria, although a core commercial district, several residential districts, and a public edifice district were, in addition to the GFHD, which is the only industrial district. Due to decades of planning attention and focus that the GFHD has received, a decent level of historic context and individual mill surveys have been conducted especially concerning the earliest

industrial activities of the S.U.M. and locomotive production, and much more is likely due as National Park planning efforts.

For these reasons there exists a gap in the existing architectural survey data that is used for preservation planning that represents a major typology of Paterson architecture and with it, a major theme of Paterson's history. There is little to no information specific to the development of industrial districts outside of the GFHD in the surveys. And due to this, there is little context for preservation efforts in areas of the city that have significant industrial development especially during the late nineteenth and early twentieth centuries, with a strong shift and trend toward textile finishing from its manufacturing. This has resulted in a pattern of dereliction, demolition or uncharted reuse planning for large-scale mills and sites.

Detailed Proposed Scope of Services

In accordance with CLG grant guidelines, this exercise proposes an **intensive level architectural survey** to be conducted in accordance with the guidelines and standards set forth in the SHPO's publication *Guidelines for Architectural Survey*. To this end, a concise list of tasks is as follows:

1. Development of a **survey research design** based on the above-stated goals and fieldwork approach; the **objective** is to identify the number, location and dispositions of historic industrial mills throughout the city but that are also outside of the GFHD, especially those associated with textile manufacturing and finishing; The **research methods** are both field work and archival research; and the **expected results** based on the research, etc.
2. Development, research and preparation of a **historic overview** of industrial development in Paterson, perhaps by industrial sectors (textiles, machining, founding, dyeing/finishing, etc.), noting geographic shifts to specific areas at certain periods.
3. Perform historic and current **map reconnaissance** and develop a base map.
4. Perform **recordation and fieldwork** according to standards, using appropriate survey forms and 35mm film photography, supplemented by digital photos. Take additional field notes of current conditions and current uses.
5. **Identify and evaluate** each building as either in a district or potentially eligible on its own merits for National Register listing – evaluate for Significance, Integrity and Eligibility.
6. **Identify possible district opportunities**, delineate boundaries, and subscribe constituents as contributing and non-contributing.
7. **Integrate** this research with the existing numeric building inventory and plot buildings/districts onto the base map. **Create inventory tables** cross-referenced according to eligibility, address, date of construction, current use.
8. Make **recommendations** as to priority sites for preservation, stabilization, appropriate mixed reuse opportunities, heritage tourism, etc.

Coordination of Personnel & Professional Qualification Standards

The map reconnaissance, field recordation with the exception of field photographs (film and digital), historic research, preparation of all deliverables will be conducted by consultants contracted by the City of Paterson that will meet or exceed the minimum professional qualification standards for Architectural Historian and/or Historic Architect, as defined by the NPS in the Code of Federal Regulations, 36 CFR Part 61. Gianfranco Archimede, the HPC director and Paterson's Principal Historic Preservation Specialist, will serve as the project coordinator and will be involved in all aspects of the process from contract drafting, Request for Proposals development and selection, grant administration, consultation, product review, and arrange/mediate project meetings. He will also carry out the 35mm and digital field photography in coordination with the consultant, and prepare the photographic deliverables for the project. He meets the professional qualification standards for Archaeologist and Architectural Historian.

Final Products & Deliverables

1. **Final Report: Intensive Architectural Survey of Industrial Buildings and sites in the City of Paterson** will be 8.5" x 11" and will consist of a minimum of twenty five (25) pages, of detailed, twelve (12) point, single-spaced text. Specific sub headings will be developed in conjunction with the research consultants, but will contain at **minimum**: Introduction; Acknowledgments; Contents; Project Description; Research Design and Integration with Existing Surveys; Historic Context & Research Narrative with illustrative historic photographs, figures and maps; Inventory Tables; Recommendations; References.

Appendices will include at minimum: Individual Survey Forms; Maps; Photographs to meet or exceed state survey requirements.

Deliverable report formats & copies: two original record hardcopies to file with the City of Paterson HPC library and the SHPO, a minimum of 3 additional hardcopies; a CD-ROM with each hardcopy containing a PDF version of the report; digital photographs, maps, tables, etc. formatted and separated electronically from the complete report PDF (folders) for ease of printing and viewing.

Project Schedule

The following project schedule is proposed:

Develop professional services RFP, solicit bids, award contract	weeks 1-8
Preliminary meeting, Map and Records Reconnaissance, Historic Research, identify sources and local repositories	weeks 9-12
Prep for Field Work: identification of extant sites, development of base map, targeted Site Inspections, development of field recordation strategy	week 13
Field Work: site visits, survey forms, photography	weeks 14-15
Additional research, mapping, review/organization of field data	week 16

CLG Grant Application 2010:
Intensive Architectural Survey, Inventory & Conditions Assessment
of Industrial Mill Buildings outside of the Great Falls Historic District
throughout the City of Paterson, New Jersey

Draft Report	weeks 17-19
Comment period	(14 days) weeks 20-21
Final Draft Report	week 22
Comment Period	(14 days) weeks 23-24
Finalize Report	week 25
Final Printing & Delivery	week 26

GIANFRANCO ARCHIMEDE

502 Preakness Avenue • Paterson • NJ • 07508 • 973.720.0995 • garchime@frontier.net

CURRICULUM VITAE

Academic Background

- 1999-2002 M.S. Industrial Archaeology, Michigan Technological University, Houghton, MI
Thesis: Assessing Value in the Historic Mining Landscape of the Mojave Desert and the Industrial Archaeology of the Keane Wonder Mining Company, Death Valley National Park, California
- 1985-1989 B.A. Political Science and American Studies, SUNY college at Oswego, NY

Additional Training, Languages, Related Skills

- 1991 US Army Armor Officer Basic Course, Ft. Knox, KY
1985-1989 U.S. Army ROTC, Second Lieutenant, Armor, SUNY college at Oswego, NY

Italian and Portuguese fluency, basic Spanish

Landscape interpretation, Industrial architectural history, History of technology, Archaeological site mapping, Measured drawings (some CAD experience), GPS systems, Map and compass, ArcView GIS software (basic), Digital imaging expert (photography, scanning, printing, manipulation), Computer graphics, design and layout, Photoduplication (books, maps, artwork), Record photography (on-site and artifacts), Large format photography to HABS/HAER standards, Interpretive concepts, Oral presentation

Professional Experience

- Present** **Executive Director, City of Paterson Historic Preservation Commission.**
Cultural Resources Program Director for the third largest city in New Jersey, 8.5 sq. miles, pop. 175,000. Staff to a 9-member CLG Historic Preservation Commission, and technical/legal CRM expert to the city government. Oversight of eight historic districts and individual landmarks including downtown commercial structures, monumental structures, industrial mills, public architecture/parks, and residential buildings; Write/manage grants, provide testimony on city planning/ zoning issues; coordinate federal, state, and county programmatic agreements; hire, monitor, and review contractors/consultants for CR studies and projects; direct design guideline application to development projects in historic districts; recommend changes to the city's historic preservation and planning ordinances; lead the Commission and city government in developing, maintaining, protecting, and promoting the city's cultural resources; Management of an independent department and its budget.

2002 to
2004 **Staff Archaeologist, Alpine Archaeological Consultants, Montrose, CO**
Industrial and Historical Archaeologist: specializing in the period of industrialization in the U.S. and the world during the nineteenth and twentieth centuries. Documentation, excavation, and the development of social contexts of historic technologies, industrial processes, and their associated sites/communities. Concentrating in historic mining, industrial/domestic architecture, logging, ranching, transportation systems, civil engineering projects, and milling operations.

Historic Preservation Technical Reviews

Dec. 2003 **Grand Valley Roller Diversion Dam (1910)**

Adaptive Reuse Technical Reviews

Dec. 2003 **Grand Valley Roller Diversion Dam (1910)**

New Construction Technical Reviews

Dec. 2003 **Grand Valley Roller Diversion Dam (1910)**

NRHP & Municipal Landmark Designations

Dec. 2003 **Grand Valley Roller Diversion Dam (1910)**

Public Space & Transportation Infrastructure Reviews

Dec. 2003 **Grand Valley Roller Diversion Dam (1910)**

Archaeological, Assessment & Documentation Projects

Dec. 2003 **Grand Valley Roller Diversion Dam (1910)** spanning the Colorado River, Cameo vicinity, CO. Project director/historian/photographer: HAER documentation project for the U.S. Bureau of Reclamation.

Oct. 2003 **Chattanooga Town site (1882), San Juan and Silverton Toll Road (1883), Silverton Railroad (1889), and the Million Dollar Highway (1923),** Chattanooga vicinity, San Juan National Forest, CO. Project director/historian: archaeological survey project for resource identification and NRHP eligibility assessment for San Miguel Power Association's transmission line corridor and the U.S. Forest Service.

Aug. 2003 **Green Mountain Ranch, Placerville Schoolhouse, Placerville Cemetery, Ilium Power plant, Ilium Wye of the Rio Grande Southern Railroad, Nellie Mine, and the Bear Creek Concentrating Mill,** Placerville and Telluride vicinities, CO. Project director/archaeologist: cultural resource inventory for resource identification and NRHP eligibility assessment for San Miguel County.

- July 2003 **Pigmy/Firefly Mine, Vanadium Queen Mine, Black Hat and Blue Cap Mines, and the St. Patrick Mine (1930-1980s)**, La Sal Creek vicinity, Manti-La Sal National Forest, UT and CO. Project archaeologist: cultural resource inventory of five uranium mines of the Cold War era for resource identification and NRHP eligibility assessment for Au'Authum Ki, Inc., the Bureau of Land Management, and the U.S. Forest Service.
- July 2003 **Coon Creek Civilian Conservation Corps Camp F-67-C (1937-1941)**, Mesa vicinity, Grand Mesa and Uncompahgre National Forest, CO. Project archaeologist/historian: archaeological survey project for resource identification and NRHP eligibility assessment for the U.S. Forest Service.
- June 2003 **St. Paul's Church (1908)**, Marble, CO. Project director/archaeologist: archaeological monitoring of ground disturbance activities associated with the renovation of a NRHP structure under auspices of a Colorado State Historic Fund resource restoration grant.
- June 2003 **Gothic Town Hall (1880)**, Gothic, CO. Project director/archaeologist: archaeological monitoring of ground disturbance activities associated with the renovation of a NRHP structure under auspices of a Colorado State Historic Fund resource restoration grant.
- May 2003 **Meeker Street Warehouse (1936)**, Delta, CO. Project archaeologist/historian: architectural documentation, resource and NRHP eligibility assessment for the U.S. Forest Service.
- May 2003 **Cottonhurst Resort (1940s)**, Gunnison, CO. Project archaeologist/historian: archaeological survey project for resource identification and NRHP eligibility assessment for United Companies, Inc.
- Dec. 2002 **Deer Creek Dam/Government Camp, and the Heber Creeper Railroad (1938)**, Provo, UT. Project director/historian/photographer: HAER documentation project for Utah Department of Transportation.
- Oct. 2002 **King Turquoise Mine (1900-present)**, Manassa, CO. Project archaeologist: one-week archaeological survey project for resource identification and NRHP eligibility assessment for the U.S. Bureau of Land Management.
- Sept. 2002 **Colorado Yule Marble Co. marble finishing mill, 1905-1941**, Marble, CO. Project archaeologist/crew chief: three-week survey and documentation project for site interpretive design for the Marble Historic Society.
- Aug. 2002 **Hamblin town site, c.1850s-1920s**, south of Enterprise, UT. Assistant crew chief: three-week excavation as a portion of the Kern River Expansion Pipeline Project.
- Aug. 2002 **Wellington/Suckertown town site, c. 1880s-1930s**, west of Mills, UT.

- Assistant crew chief: two-week excavation as a portion of the Kern River Expansion Pipeline Project.
- 2002 **Quincy Mining Co. copper smelter (1899-1968)**, Calumet, MI.
Industrial archaeologist: 12-week survey for the Keweenaw National Historic Park, National Park Service, to determine the historic industrial process and disposition of in situ artifacts and structures for future development as a National Park Service interpretive site.
- 2001 **Quincy Mining Co. copper smelter (1899-1968)**, Calumet, MI.
Photographer/historian: 12-week, HAER level documentation with large-format photography of the Quincy Mining Co. smelter. Historic report, mapping, and document review also included.
- 2000 **Historic American Engineering Record, National Park Service**, Death Valley, CA.
Photographer and researcher: 12-week summer documentation project for Death Valley National Park. Archaeological survey and large format photography of three historic gold mining sites for inclusion in the HAER collection in the Library of Congress.
- Oct. 1999 **Pike's Creek Sawmill, 1840s**, Pike's Creek, WI. Team member: archaeological survey.
- Aug. 1999 **Whim Sugar Plantation, boiler house, 1750-1900s**, St. Croix, Virgin Islands.
Team member: three-week excavation project
- July 1999 **Nahma Sawmill, 1838**, Nahma, MI. Team member: one-week shovel testing
- June 1999 **Ft. Wilkins US Army Post, quartermaster's storehouse, 1841**, Copper Harbor, MI. Team member: six-week field school
- 1991-2002 **ACTIVATE! Photography** (Personal business) New York, NY.
Commercial and personal photo productions. Specializing in production coordination, architectural and documentary photography, ancient and archival photo processes, and documentation of artworks
- 1998-1999 **The Lens and Repro Equipment Co.**, New York, NY.
Rental Coordinator: exotic and specialized photo equipment
- 1995 **Tiffany & Co.**, New York, NY.
Second Photographer: Large format, scaled photography, archival printing of Tiffany's permanent historic collection, seasonal and specialty catalogs photography.

Papers, Publications, and Community Projects

Master's Course Work Papers

Cultural Resource Management

- Stabilization and Interpretation Proposal for the Jack Wade Creek Dredge (Alaska, BLM)
- Adaptive Reuse of the Quincy Mining Company's Smelter site in Hancock, Michigan
- A Brief History of Historic Preservation and Archaeology in the United States
- Heritage Management: A Summary and Analysis of Selected Readings

Industrial Archaeology

- The Mesnard Streetcar Station: A Historic Research Report
- Charles Sheeler and Diego Rivera: Explorations of the Symbolic Factory
- The Quincy Mining Company Smelter as Artifact: A Site Analysis
- Transportation Systems in the Company Town of Mason, Michigan

Architectural History: studies with Kim Hoagland, former HABS senior architectural historian

- Site Reading Industrial Architecture and the Works
- Albert Kahn, Pioneer of Reinforced Concrete Construction
- St. Anne's Catholic Church, Calumet, Michigan: A Social and Contextual Architectural History
- The Kerredge Hardware Building and Community Business Relationships in Hancock, Michigan: A Historic Research Report

History of Technology

- Methodological Transitions and Thematic Expressions in the History of Technology
- History of Technology: A Comparison of Recent Models of Technological Change
- The Role of Technology in the Industrial Revolution: A Comparison of Economic Histories
- The Industrial Revolution: Why England?
- How the American and British Industrial Revolutions Differ
- Open Hearth Steel Making and Technological Interdependence

Publications

2002 Industrial Archaeology of Keane Wonder's Historic Mining Landscape. In *Death Valley History Revealed*, edited by Jean Johnson, pp.100-123. Proceedings of the Sixth Death Valley Conference on History and Prehistory. Community Printing and Publishing, Bishop, California.

Book Review. *Managing the Historic Rural Landscape*, by Jane Grenville, editor, 1999. *Historical Archaeology*, Vol. 34 No. 4, winter 2000. Society for Historic Archaeology

Book Review. *The Hoover Dam: The Photographs of Ben Glaha*, by Barbara Vilander, 1999. *IA: Journal of the Society for Industrial Archaeology*, Vol. 27, No. 1, 2001. Society for Industrial Archaeology.

Reports and Unpublished Manuscripts

- 2003 *Cultural Resource Inventory of the King Turquoise Mine (5CN31), Conejos County, Colorado.* By Gianfranco Archimede. Submitted to Bureau of Land Management, La Jara Field Office (Contract No. CDP020037).
- 2003 *Cultural Resource Inventory of a Proposed Power Transmission Line Realignment in the Chattanooga Vicinity San Juan National Forest, Columbine Ranger District San Juan County, Colorado.* By Gianfranco Archimede. Submitted to the San Juan National Forest, Durango, Colorado (Report No. SJNF 04-16).
- 2003 *Archaeological Monitoring at the Marble Community Church, Gunnison County, Colorado.* By Gianfranco Archimede. Submitted to Marble Community Church, Marble, Colorado (State Historic Fund Project No. 2003-01-045).
- 2003 *Archaeological Monitoring at the Gothic Town Hall Building in Gothic City (5GN1525) Gunnison County, Colorado.* By Gianfranco Archimede and Jonathon C. Horn. Submitted to Rocky Mountain Biological Laboratory, Crested Butte, Colorado (State Historic Fund Project No. 2003-01-014).
- 2003 *Cultural Resource Inventory of the United Companies' Proposed Cottonhurst Gravel Pit Tract Gunnison County, Colorado.* By Gianfranco Archimede. Report on file at the Colorado Office of Archaeology and Historic Preservation, Denver.
- 2003 *Cultural Resource Inventory of Five Uranium Mines along La Sal Creek, San Juan County, Utah and Montrose County, Colorado.* BLM Report No. 03UN0058 on file at the Colorado Office of Archaeology and Historic Preservation, Denver.

The Quincy Smelting Works: Cultural Resource Inventory, Historic Documentation Review, and Archaeological/Interpretive Assessment. June 2002. Submitted to the Keweenaw National Historical Park, National Park Service for future interpretive planning and development of the site.

The Quincy Smelting Works: HAER photographic documentation project, Hancock, MI. Nov. 2001. Submitted to the Keweenaw National Historical Park (National Park Service) for large format archival recording and documentation of the site.

The Keane Wonder, Skidoo, and Gold Hill Mill sites in Death Valley National Park: HAER photographic documentation project, Death Valley, CA. Nov. 2000. Submitted to the Historic American Engineering Record (National Park Service) and the Library of Congress for large format archival recording and documentation of the sites.

Conference Papers

Commuting in the Copper Country: Railroads and the Company Town of Mason, Michigan Society for Industrial Archaeology Annual Conference, May 2000.

The Industrial Archaeology of Keane Wonder's Historic Mining Landscape. Sixth Death

Valley Conference on History and Prehistory, Feb. 2002.

National Register Nominations

The Mendota Lighthouse, Lac LaBelle, Michigan.

Local Community Projects in Historic Preservation

Turn of the Century through the Eyes of Youth, Calumet and Hancock, Michigan 2001. Development, instruction, and design of a photographic exhibition by 200 sixth and seventh grade students celebrating the centennial of St. Anne's Church in Calumet, Michigan. Students were challenged to go out into their communities and tell their personal story about the similarity and differences between life in 2001 and 1901 using photographs and text. The exhibition of all the students' work was exhibited at St. Anne's church (now defunct) between June and September 2001. Sponsored by a grant through Michigan Council for the Arts, the Keweenaw National Historic Park (NPS), and the St. Anne's Historic Society.

Self and Community, Hancock, Michigan 2001.

Presentation and instruction to 120 eighth grade students on taking and using photographs to identify the aspects of their community that they most appreciate, and to consider how proposed changes could impact the economic, environmental and aesthetic qualities of their community. The students designed and conducted public surveys to determine community needs and attitudes, considered private property rights, and learned about community planning tools. The project was correlated to Michigan and National Content Standards for Social Studies, Language Arts, and Math. Local planners, architects, photographers, landowners, realtors and economic development specialists came to the classroom as to share their expertise and perspectives with the students.

Visit <http://www.emmap.mtu.edu/gem/education/workshop/selfcomm/selfcomm.htm> for complete details and photographs. Sponsored by a grant from the Dunn Foundation.

Design Michigan Historic Facade Restoration Clinic, Hancock, Michigan.

Preparation of a photographic streetscape of historic downtown Hancock for community planning purposes as part of a statewide program to help building owners obtain match grants for restoration and renovation of their historic facades.

References

A list of references is available upon request.

CITY OF PATERSON
HISTORIC PRESERVATION
COMMISSION

72 McBRIDE AVENUE EXTENSION
PATERSON, NEW JERSEY 07501-2660

Gianfranco Archimede, Executive Director

phone (973) 357-1911
fax (973) 357-0121
garchimede@patcity.com



Jeffery Jones
Mayor

COMMISSIONERS

Robert Mark Parnes, Chair
Richard Walter, Vice Chair
Alison Faubert
Martin Feitlowitz
Harold Foster

STAFF

HPS & Secretary: Joshua Castaño
Counsel: Frank Covello, Esq.

HPC COMMISSIONER TERMS
As Of September 1, 2010

CLASS A

(two members knowledgeable in architecture, architectural history or historic architecture; one member may reside outside the city; four year appointment)

Resident:

1. Robert M. Parnes (5/31/2007 to 5/31/2011)

Resident/Nonresident

2. Martin Feitlowitz (4/01/2006 to 3/31/2014)

CLASS B

(two members knowledgeable in history, prehistory, archeology or historic archeology; one member may reside outside the city; four year appointment)

Resident:

1. Richard Walter (9/24/2006 to 9/24/2010)

Resident/nonresident:

2. Alison Faubert (2/12/2009 to 5/31/2011)

CLASS C

(three members who are residents of the City of Paterson and who have demonstrated a knowledge of and interest in the history and heritage of the city; four year appointment)

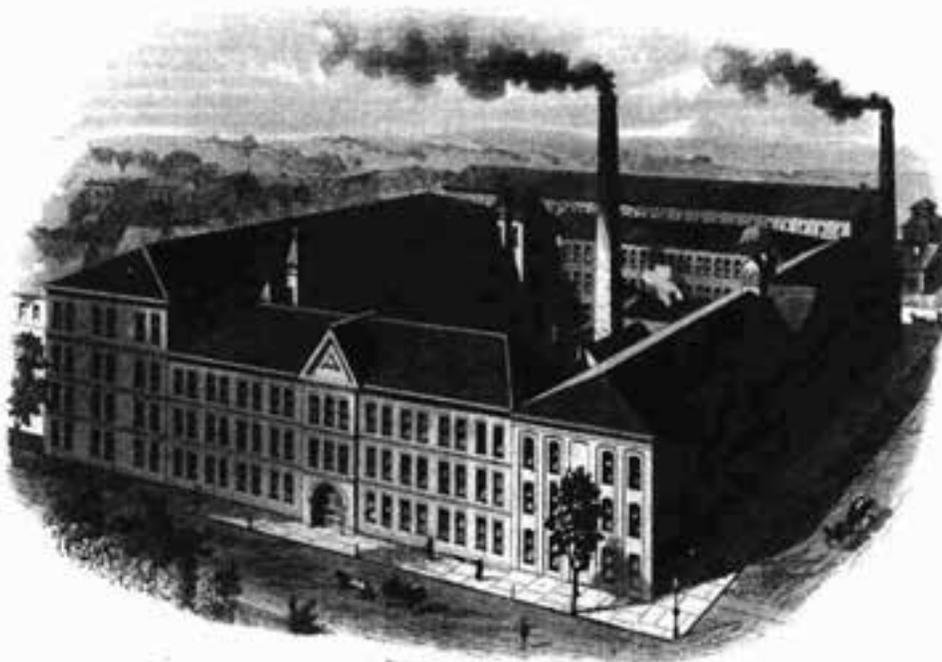
1. *** VACANT *** (2/12/2009 to 5/17/2014)
2. Harold Foster (8/21/2006 to 8/21/2010)
3. *** VACANT ***

ALTERNATES

(two members; at least one of whom shall possess the same qualifications as a Class A or Class B member; two year appointment)

1. Class C Alt. #1 *** VACANT ***
2. Class A or B Alt. #2 *** VACANT ***

Current Appointments: CHAIR – Robert Parnes; VICE-CHAIR – Richard Walter



Little History of Paterson, N.J.

The William Strange Mill (from L.R. Trumbull, *History of Industrial Paterson*)



The William Strange Mill (contemporary view)

Example of an extant silk mill in the Straight Street industrial corridor.

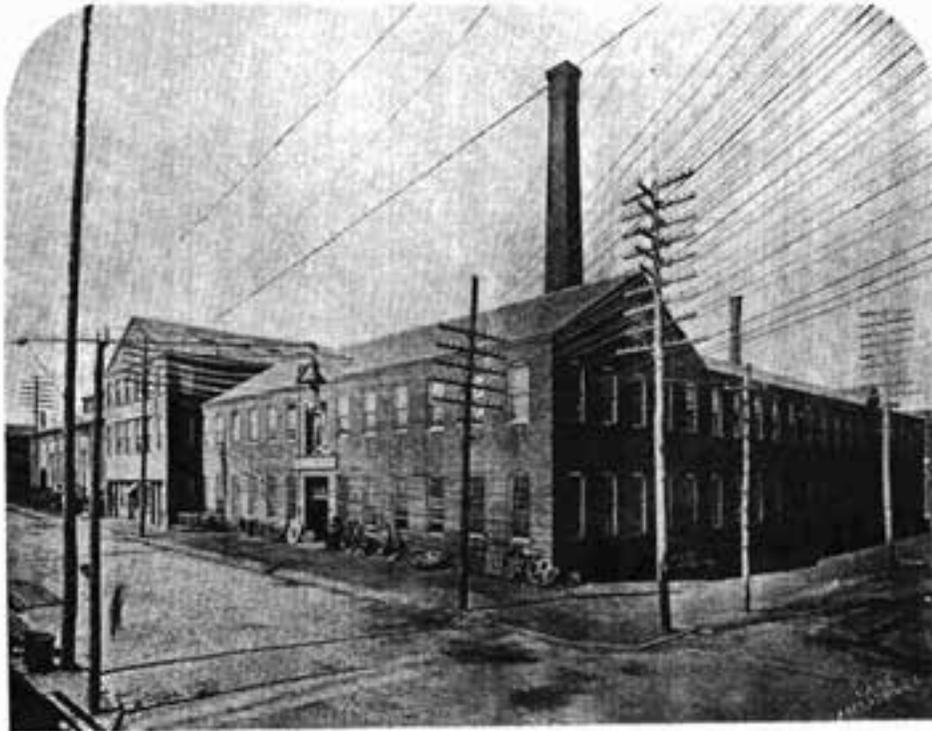


Grand St. Mill of the Barbour Flax Spinning Co. (from *Paterson in Pictures*)



Grand St. Mill of the Barbour Flax Spinning Co. (from *Paterson in Pictures*)

Large example of extant flax and jute mill in the Straight Street industrial corridor.



Watson Machine Co. (from *Paterson in Pictures*)

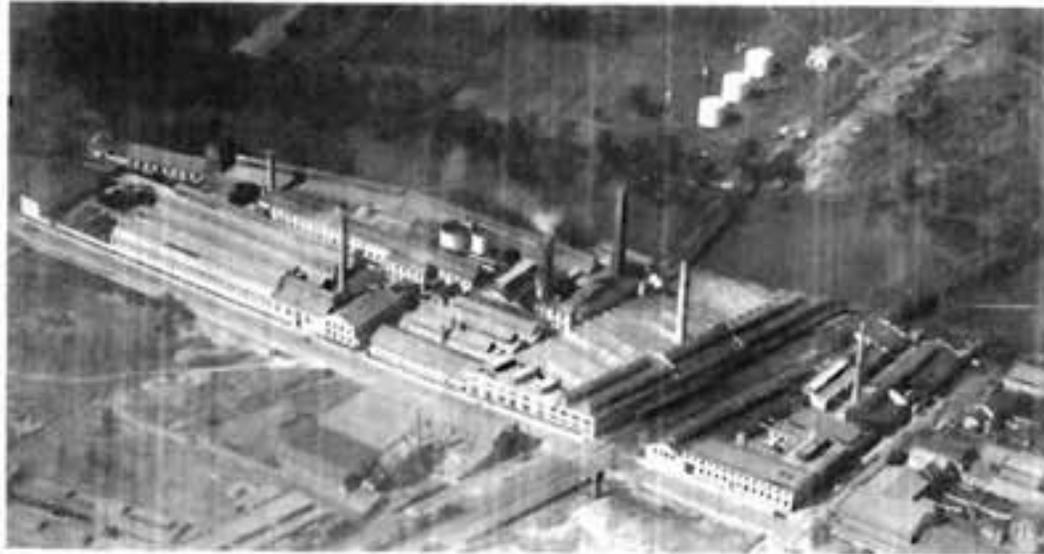


Royle Machine Co. (from *Paterson in Pictures*)

Examples of extant late 19th C. machine works in the Straight Street industrial corridor.



Weidmann Silk Dyeing (from L.R. Trumbull, *History of Industrial Paterson*)



Weidmann Silk Dyeing (from Albert Heusser, et al. *The History of the Silk Dyeing Industry in the United States*)

Extant silk dyeing complex in the North Paterson / Bunker Hill industrial corridor.

**Historic Preservation Fund
2010 CLG Grant-In-Aid Application**

(I) APPLICANT

Municipality: Paterson County: Passaic

CLG Chief Administrative Official:
Name: Jeffery Jones

Chief Financial Officer:
Name: Anthony Zambrano

Title: Mayor

Title: Comptroller/Acting Dir. of Finance

Address: 155 Market St.
Paterson, NJ 07505

Address: 155 Market St.
Paterson, NJ 07505

Telephone: 973-321-1600

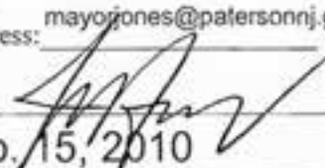
Telephone: 973-1304

Fax: 973-321-1555

Fax: 973-321-1351

Email Address: mayorjones@patersonnj.gov

Email Address: azambrano@patersonnj.gov

Signature: 

Signature: 

Date: Sep. 15, 2010

Date: Sep. 15, 2010

Commission Chair:
Name: Robert M. Parnes

Project Coordinator:
Name: Gianfranco Archimede

Organization: City of Paterson HPC

Title: Exe. Director, City of Paterson HPC

Address: 72 McBride Ave. Ext.
Paterson, NJ 07501

Address: 72 McBride Ave. Ext.
Paterson, NJ 07501

Telephone: 212-462-4200

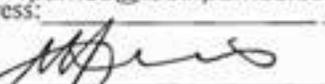
Telephone: 973-357-1911

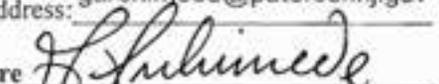
Fax: 212-462-4788

Fax: 973-357-0121

Email Address: rparnes@tobinparnes.com

Email Address: garchimede@patersonnj.gov

Signature: 

Signature: 

Date: Sep. 15, 2010

Date: Sep. 15, 2010

Names of State Legislators:

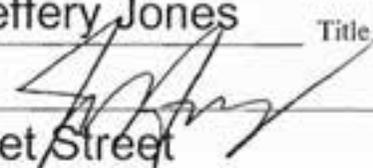
Senate: John A. Girgenti

Assembly: Nellie Pou

(2) CERTIFICATION

I certify that the information presented in this application is true and accurate.

Name (print or type) Jeffery Jones Title Mayor

Authorized Signature 

Street 155 Market Street

Municipality Paterson State NJ Zip Code 07505

Print or Type _____

Telephone Number 973-321-1600

(3) PROJECT NAME INTENSIVE ARCHITECTURAL SURVEY, INVENTORY ,
& CONDITIONS ASSESSMENT OF INDUSTRIAL MILL BUILDINGS OUTSIDE OF THE
GREAT FALLS HISTORIC DISTRICT, THROUGHOUT THE CITY OF PATERSON

(4) PROJECT IMPACT

Local County State National

Explain: PLEASE SEE ATTACHMENT

(5) PROJECT TYPE

Survey Planning National Register Public Education

Other (explain): _____

(6) SCOPE OF WORK:

Please attach a scope of work for the project you are proposing. Be sure to address the following four points:

- Goal: What are will the project achieve? What activities are needed to achieve that goal?
- Coordination: Describe the division of labor and project responsibilities of the consultant, project coordinator, staff, and historic preservation commission members.
- Work Products: Include a list of tangible products for your type of project. Identify additional intangible products or benefits.
- Schedule: List appropriate deadlines for completing different parts of the project, such as: hiring a consultant, conducting meetings, submission of draft and final products.

(7) BUDGET

Total Project Budget: \$ 20,000

Amount of Federal funds requested (60% of total budget) \$ 12,000

Amount of matching share (40% of total budget) \$ 8,000

Source of Non-Federal Match: In Kind, Community Development Block Grant (H.U.D.)
or City of Paterson general funds

Show that the budget is reasonable and that budget items are necessary to accomplish major project tasks/activities. Provide a sufficiently detailed budget to show basis for cost items, including a breakdown of consultant and staff hours by task. Indicate how these numbers were calculated. You may use one or more pages of the Budget Worksheet, on following page, for recording specifics.

BUDGET WORKSHEET

PROJECTED COSTS	CLG GRANT REQUEST	APPLICANT'S MATCH		ROW TOTALS
		Cash	In-Kind	
Consultant Prof. fees	\$10,600	\$3,500		\$14,100
City Prof. Staff project management			\$2,500	\$2,500
Report Printing & duplication	\$250			\$250
Photography Fieldwork & cataloging			\$1,500	\$1,500
Photography process/printing		\$400		\$400
Field supplies, transportation	\$800			\$800
Research photocopy costs	\$250		\$100	\$350
Postage/communications	\$100			\$100
Subtotals	\$12,000	Cash \$3,900	In-Kind \$4,100	\$20,000
TOTALS	CLG GRANT* \$12,000	APPLICANT MATCH** \$8,000		TOTAL PROJECT COST \$20,000

* CLG Grant = the total amount must not exceed 60% OF TOTAL PROJECT COSTS
 ** Applicant Match (cash + in-kind) must equal a minimum of 40% OF TOTAL PROJECT COSTS
 Please check your math.

CERTIFICATION: I certify that the matching share proposed for this project does not include funding from other Federal sources, and that these funds are not being used as match against any other Federal grant application.


 AUTHORIZED SIGNATURE, CHIEF FINANCIAL OFFICER

9/15/10
 DATE

(8) CERTIFICATION DI-FORM 1954:

Instructions:

1. By signing and submitting this proposal, the prospective lower-tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower-tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower-tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower-tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower-tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower-tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower-tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower-tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower-tier covered transactions and in all solicitations for lower-tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower-tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List (Tel. #).
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower-tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding
Debarment, Suspension, Ineligibility and
Voluntary Exclusion

Lower Tier Covered Transactions

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 43 CFR Part 12, Section 12. 510, Participants' responsibilities. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160-19211). Copies of the regulations are included in the proposal package. For further assistance in obtaining a copy of the regulations, contact the U. S. Department of the Interior, Acquisition and Assistance Division, Office of Acquisition and Property Management, 18th and C Streets, N. W. , Washington, D. C. 20240.

(Before completing, read the instructions for certification)

1.
The prospective lower-tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2.
Where the prospective lower-tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

By _____



Authorized Signature / Title

Hon. Jeffery Jones, Mayor

(9) **ASSURANCES:**

In consideration of and for the purpose of obtaining a grant from the Department of the Interior, National Park Service, through the New Jersey Department of Environmental Protection, Natural and Historic Resources, Historic Preservation Office, CITY OF PATERSON (hereinafter called "Applicant") hereby agrees that it will comply with the following:

- A. Grants will be administered in conformance with all applicable federal and state laws, regulation, policies, requirements and guidelines, including 43 CFR 12, OMB Circular A-102, policies and procedures of the Historic Preservation Grant-in-Aid Program, and civil rights (Title VI of 1964 Civil Right Act); nondiscrimination on the basis of handicap (Sec. 504 of the Rehabilitation Act of 1973); equal employment opportunity and labor law requirements of federal grants;
- B. Procurement actions will be conducted in a manner that provides for maximum open and free competition in compliance with program requirements, including 43 CFR 12, and OMB Circular A-102;
- C. Adequate financial resources will be available for performance (including necessary experience, organization, technical qualifications and facilities) to complete the proposed project of a firm commitment, arrangement for ability to obtain such will be made;
- D. All costs charged to the grant project will be in payment of an approved budget item during the project period and conform to the cost principles of OMB Circular A-87;
- E. An adequate financial management system (and audit procedure when deemed applicable) will be maintained which provides efficient and effective accountability and control of all property, funds and assets;
- F. Matching share will not consist of funds from the Federal Government under another assistance agreement unless authorized;
- G. Applicant will comply with required completion schedule for project. The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this his Assurance, and that the United States shall reserve the right to seek judicial enforcement of this Assurance. This Assurance is binding on the Applicant, its successors, transferees, and assignees; the person or persons whose signature appears below (is) are authorized to sign this Assurance on behalf of the Applicant.

CITY OF PATERSON

Name of Applicant

By



Authorized Signature / Title

Hon. Jeffrey Jones, Mayor

Date

(10)

DI FORM 1350:

U. S. Department of the Interior
Assurance of Compliance
(Title VI, Civil Rights Act of 1964)

CITY OF PATERSON

(hereinafter called "Applicant")

Hereby Agrees That It will comply with Title VI of the Civil Rights Act of 1964 (P. L. 88-352) and all requirements imposed by or pursuant to the Department of the Interior Regulation (43 CFR 17) issued pursuant to that title, to the end that, in accordance with Title VI of the Act and the Regulation, no person in the United States shall, on the ground of race, color or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives financial assistance from the Department of the Interior (NPS) and Hereby Gives Assurance that will immediately take any measures to effectuate this agreement.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant by the Department of the Interior (NPS). This assurance obligates the Applicant, or in the case of any transfer of such property, any transferee for the period during which the real property or structure is used for a purpose involving the provision of similar services or benefits. If any personal property is so provided, this assurance obligates the Applicant for the period during which it retains ownership or possession of the property. In all other cases, this assurance obligates the Applicant for the period during which the Federal financial assistance is extended to it by the Department of the Interior (NPS).

This Assurance is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property discounts or other Federal financial assistance extended after the date hereof to the Applicant by the bureau or office, including installment payments after such date on account of arrangements for Federal financial assistance which were approved before such date. The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this Assurance, and that the United States shall reserve the right to seek judicial enforcement of this Assurance. This Assurance is binding on the Applicant, its successors, transferees, and assignees, and the person or persons whose signature appears below (is) are authorized to sign this Assurance on behalf of the Applicant.

City of Paterson

By


Name of Applicant
Authorized Signature / Title

Hon. Jeffery Jones, Mayor

Date

(11) ADDENDUM DI FORM 1350

U. S. Department of the Interior
National Park Service
Civil Rights Assurance of Compliance

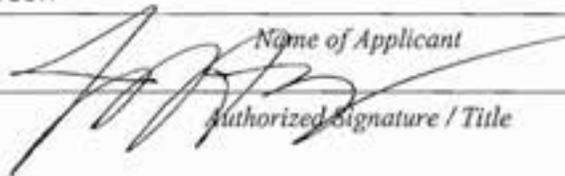
City of Paterson

Name of Applicant

Also Agrees to comply with the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975 and all requirements imposed by or pursuant to these titles, to the end that, no person in the United States shall, on the grounds of age or handicap be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives financial assistance from the National Park Service and hereby gives assurance that it will immediately take any measures to effectuate this agreement.

City of Paterson

By


Name of Applicant
Authorized Signature / Title

Hon. Jeffery Jones, Mayor

Date

Applicants Mailing Address:

155 Market Street, Paterson, NJ 07505

ATTACHMENT C
GOVERNING BODY RESOLUTION

**PLEASE NOTE THAT THE GOVERNING BODY
RESOLUTION HAS BEEN SUBMITTED AND IS IN
PROCESS, TENTATIVELY SCHEDULED FOR
VOTE AT THE GOVERNING BODY'S PUBLIC
MEETING OF OCTOBER 26, 2010**

Items 4 & 6: Project Impact & Scope of Work

The City of Paterson is proposing a thematic, city wide, intensive-level survey of industrial mill buildings and structures outside of the Great Falls Historic District (GFHD). The goals of the survey are specifically to inform city wide historic preservation/reuse planning, cultural tourism planning, and overall community development planning efforts, as well as to fill a data gap in the current citywide architectural survey concerning industrial buildings and sites.

Administrative Strategy & Planning Goals

With the outset of General Management Planning in the Great Falls National Historic Park (GFNP), community leaders and staff, under the new administration of Mayor Jeffery Jones, intend to pursue a comprehensive planning approach to spurn community dialogue, understanding, information and cooperative planning of Paterson's future as a national destination. In this regard, the city's intrinsic historic authenticity and significance, its traditional community ethnic diversity, sense of place, and accessible location are placed front and center as its major assets for economic and cultural development. The goal is to make Paterson aware of its assets and from these to develop major cultural tourism opportunities that leverage economic, social and community development that come with it. Paterson is promising to join a rapidly growing local economy model based on highlighting diversity, urbanism, unique national heritage and educational opportunities, and cultural programming based on arts, dining and entertainment.

Historic preservation is put forward as a primary tool for achieving these goals, and specifically, the recognition that the historic large-scale industrial mills should play an important role in the new model economy as they did in the city's past industrial economy. In brief, there are mills that remain across the city, sometimes concentrated in possible districts, that may be preserved and reactivated as neighborhood nodes/anchors in order to provide a variety of economic and social benefits as well as tourism linkages across town. Neighborhoods may still be identified ethnically for the most part, which is of specific benefit as to distinguishing flavors and place, providing community identity and tourism interest/intrigue. Especially because there exist many large-scale mills in primarily residential neighborhoods, a mixed-use model for reuse would represent a higher and better use than the traditional reuse pattern of these structures as strictly either warehousing or housing. Examples of integrated uses that may be represented in one such mill are retail, educational, community services, parking, entertainment (arts, music, dining), and youth oriented activities.

Goals & Public Benefits of the Survey Project

The data collected in the survey effort will provide specific strategic planning information for rehabilitation and reuse solicitations by the Division of Economic Development, for heritage tourism planning for the Division of Cultural Affairs, and of course for landmark designation and preservation planning by the Historic Preservation Commission and Division of Planning & Zoning. The data will have widespread use for economic

**CLG Grant Application 2010:
Intensive Architectural Survey, Inventory & Conditions Assessment
of Industrial Mill Buildings outside of the Great Falls Historic District
throughout the City of Paterson, New Jersey**

development, historic designation efforts, overall preservation prioritization, land use planning, heritage tourism planning and advancing the public awareness and appreciation of the traditional role these structures represent in their neighborhoods as nodes of social activity and economic benefit. There is also a data gap in the citywide architectural survey pertaining to industrial sites outside of the GFHD.

Specifically addressing a data gap that is needed for heritage tourism planning, the survey will render wide spread public benefit by assisting Paterson to plan for attracting visitors to all parts of the city, with these buildings as specific destinations. Not only will neighborhood residents become aware of the buildings and their histories, but others visiting the GFNP or the Downtown Commercial District for tourism or entertainment will have more opportunities to return and to also visit outlying neighborhoods. This represents an expanded opportunity to realize the cooperative benefits of the GFNP with the rest of the city, creating deeper understanding, context and sense of place for both local or out of state visitors.

The New Jersey State Development and Redevelopment Plan establishes a series of specific policies directed at the identification and protection of historic, cultural and scenic resources throughout New Jersey and creating "Communities of Place" rather than haphazard suburban sprawl. These policies are specifically supported by the goals of this survey, and are also supported in the New Jersey State Historic Preservation Plan's goals to **1) maximize efforts to identify and evaluate New Jersey's historic resources, 2) expand efforts to protect New Jersey's historic resources, 3) increase awareness of the value and importance of the state's historic resources, and 4) encourage appropriate treatment of historic resources.**

Need for the Survey

Historic preservation planning in Paterson has existed since the 1970s with the establishment of the GFHD. Ordinances for an HPC and for a CLG were in place rather early even before guidelines were developed or a comprehensive survey. A citywide architectural survey was first accomplished by Zakalak Associates in 1978, where proposed districts were identified as well as individual eligible buildings. The architectural survey was revisited and updated in 1996, and a citywide preservation plan was developed. The recent Master Plan of 2003 includes a historic preservation component.

While these architectural surveys were comprehensive, including architectural typologies of all sorts, there was little apparent deep understanding or historic research of industrial site development citywide, a component that would be necessary in an intensive level survey. Potential industrial districts outside of the GFHD were not identified; individual eligibility of mills was not always considered or evaluated beyond architectural criteria, although a core commercial district, several residential districts, and a public edifice district were, in addition to the GFHD, which is the only industrial district. Due to decades of planning attention and focus that the GFHD has received, a decent level of historic context and individual mill surveys have been conducted especially concerning the earliest

industrial activities of the S.U.M. and locomotive production, and much more is likely due as National Park planning efforts.

For these reasons there exists a gap in the existing architectural survey data that is used for preservation planning that represents a major typology of Paterson architecture and with it, a major theme of Paterson's history. There is little to no information specific to the development of industrial districts outside of the GFHD in the surveys. And due to this, there is little context for preservation efforts in areas of the city that have significant industrial development especially during the late nineteenth and early twentieth centuries, with a strong shift and trend toward textile finishing from its manufacturing. This has resulted in a pattern of dereliction, demolition or uncharted reuse planning for large-scale mills and sites.

Detailed Proposed Scope of Services

In accordance with CLG grant guidelines, this exercise proposes an **intensive level architectural survey** to be conducted in accordance with the guidelines and standards set forth in the SHPO's publication *Guidelines for Architectural Survey*. To this end, a concise list of tasks is as follows:

1. Development of a **survey research design** based on the above-stated goals and fieldwork approach; the **objective** is to identify the number, location and dispositions of historic industrial mills throughout the city but that are also outside of the GFHD, especially those associated with textile manufacturing and finishing; The **research methods** are both field work and archival research; and the **expected results** based on the research, etc.
2. Development, research and preparation of a **historic overview** of industrial development in Paterson, perhaps by industrial sectors (textiles, machining, founding, dyeing/finishing, etc.), noting geographic shifts to specific areas at certain periods.
3. Perform historic and current **map reconnaissance** and develop a base map.
4. Perform **recordation and fieldwork** according to standards, using appropriate survey forms and 35mm film photography, supplemented by digital photos. Take additional field notes of current conditions and current uses.
5. **Identify and evaluate** each building as either in a district or potentially eligible on its own merits for National Register listing – evaluate for Significance, Integrity and Eligibility.
6. **Identify possible district opportunities**, delineate boundaries, and subscribe constituents as contributing and non-contributing.
7. **Integrate** this research with the existing numeric building inventory and plot buildings/districts onto the base map. **Create inventory tables** cross-referenced according to eligibility, address, date of construction, current use.
8. Make **recommendations** as to priority sites for preservation, stabilization, appropriate mixed reuse opportunities, heritage tourism, etc.

Coordination of Personnel & Professional Qualification Standards

The map reconnaissance, field recordation with the exception of field photographs (film and digital), historic research, preparation of all deliverables will be conducted by consultants contracted by the City of Paterson that will meet or exceed the minimum professional qualification standards for Architectural Historian and/or Historic Architect, as defined by the NPS in the Code of Federal Regulations, 36 CFR Part 61. Gianfranco Archimede, the HPC director and Paterson's Principal Historic Preservation Specialist, will serve as the project coordinator and will be involved in all aspects of the process from contract drafting, Request for Proposals development and selection, grant administration, consultation, product review, and arrange/mediate project meetings. He will also carry out the 35mm and digital field photography in coordination with the consultant, and prepare the photographic deliverables for the project. He meets the professional qualification standards for Archaeologist and Architectural Historian.

Final Products & Deliverables

1. **Final Report: Intensive Architectural Survey of Industrial Buildings and sites in the City of Paterson** will be 8.5" x 11" and will consist of a minimum of twenty five (25) pages, of detailed, twelve (12) point, single-spaced text. Specific sub headings will be developed in conjunction with the research consultants, but will contain at **minimum**: Introduction; Acknowledgments; Contents; Project Description; Research Design and Integration with Existing Surveys; Historic Context & Research Narrative with illustrative historic photographs, figures and maps; Inventory Tables; Recommendations; References.

Appendices will include at minimum: Individual Survey Forms; Maps; Photographs to meet or exceed state survey requirements.

Deliverable report formats & copies: two original record hardcopies to file with the City of Paterson HPC library and the SHPO, a minimum of 3 additional hardcopies; a CD-ROM with each hardcopy containing a PDF version of the report; digital photographs, maps, tables, etc. formatted and separated electronically from the complete report PDF (folders) for ease of printing and viewing.

Project Schedule

The following project schedule is proposed:

Develop professional services RFP, solicit bids, award contract	weeks 1-8
Preliminary meeting, Map and Records Reconnaissance, Historic Research, identify sources and local repositories	weeks 9-12
Prep for Field Work: identification of extant sites, development of base map, targeted Site Inspections, development of field recordation strategy	week 13
Field Work: site visits, survey forms, photography	weeks 14-15
Additional research, mapping, review/organization of field data	week 16

CLG Grant Application 2010:
Intensive Architectural Survey, Inventory & Conditions Assessment
of Industrial Mill Buildings outside of the Great Falls Historic District
throughout the City of Paterson, New Jersey

Draft Report	weeks 17-19
Comment period	(14 days) weeks 20-21
Final Draft Report	week 22
Comment Period	(14 days) weeks 23-24
Finalize Report	week 25
Final Printing & Delivery	week 26

GIANFRANCO ARCHIMEDE

502 Preakness Avenue • Paterson • NJ • 07508 • 973.720.0995 • garchime@frontier.net

CURRICULUM VITAE

Academic Background

- 1999-2002 M.S. Industrial Archaeology, Michigan Technological University, Houghton, MI
Thesis: Assessing Value in the Historic Mining Landscape of the Mojave Desert and the Industrial Archaeology of the Keane Wonder Mining Company, Death Valley National Park, California
- 1985-1989 B.A. Political Science and American Studies, SUNY college at Oswego, NY

Additional Training, Languages, Related Skills

- 1991 US Army Armor Officer Basic Course, Ft. Knox, KY
1985-1989 U.S. Army ROTC, Second Lieutenant, Armor, SUNY college at Oswego, NY

Italian and Portuguese fluency, basic Spanish

Landscape interpretation, Industrial architectural history, History of technology, Archaeological site mapping, Measured drawings (some CAD experience), GPS systems, Map and compass, ArcView GIS software (basic), Digital imaging expert (photography, scanning, printing, manipulation), Computer graphics, design and layout, Photoduplication (books, maps, artwork), Record photography (on-site and artifacts), Large format photography to HABS/HAER standards, Interpretive concepts, Oral presentation

Professional Experience

- Present** **Executive Director, City of Paterson Historic Preservation Commission.**
Cultural Resources Program Director for the third largest city in New Jersey, 8.5 sq. miles, pop. 175,000. Staff to a 9-member CLG Historic Preservation Commission, and technical/legal CRM expert to the city government. Oversight of eight historic districts and individual landmarks including downtown commercial structures, monumental structures, industrial mills, public architecture/parks, and residential buildings; Write/manage grants, provide testimony on city planning/ zoning issues; coordinate federal, state, and county programmatic agreements; hire, monitor, and review contractors/consultants for CR studies and projects; direct design guideline application to development projects in historic districts; recommend changes to the city's historic preservation and planning ordinances; lead the Commission and city government in developing, maintaining, protecting, and promoting the city's cultural resources; Management of an independent department and its budget.

2002 to
2004 **Staff Archaeologist, Alpine Archaeological Consultants, Montrose, CO**
Industrial and Historical Archaeologist: specializing in the period of industrialization in the U.S. and the world during the nineteenth and twentieth centuries. Documentation, excavation, and the development of social contexts of historic technologies, industrial processes, and their associated sites/communities. Concentrating in historic mining, industrial/domestic architecture, logging, ranching, transportation systems, civil engineering projects, and milling operations.

Historic Preservation Technical Reviews

Dec. 2003 **Grand Valley Roller Diversion Dam (1910)**

Adaptive Reuse Technical Reviews

Dec. 2003 **Grand Valley Roller Diversion Dam (1910)**

New Construction Technical Reviews

Dec. 2003 **Grand Valley Roller Diversion Dam (1910)**

NRHP & Municipal Landmark Designations

Dec. 2003 **Grand Valley Roller Diversion Dam (1910)**

Public Space & Transportation Infrastructure Reviews

Dec. 2003 **Grand Valley Roller Diversion Dam (1910)**

Archaeological, Assessment & Documentation Projects

Dec. 2003 **Grand Valley Roller Diversion Dam (1910)** spanning the Colorado River, Cameo vicinity, CO. Project director/historian/photographer: HAER documentation project for the U.S. Bureau of Reclamation.

Oct. 2003 **Chattanooga Town site (1882), San Juan and Silverton Toll Road (1883), Silverton Railroad (1889), and the Million Dollar Highway (1923), Chattanooga vicinity, San Juan National Forest, CO.** Project director/historian: archaeological survey project for resource identification and NRHP eligibility assessment for San Miguel Power Association's transmission line corridor and the U.S. Forest Service.

Aug. 2003 **Green Mountain Ranch, Placerville Schoolhouse, Placerville Cemetery, Ilium Power plant, Ilium Wye of the Rio Grande Southern Railroad, Nellie Mine, and the Bear Creek Concentrating Mill, Placerville and Telluride vicinities, CO.** Project director/archaeologist: cultural resource inventory for resource identification and NRHP eligibility assessment for San Miguel County.

- July 2003 **Pigmy/Firefly Mine, Vanadium Queen Mine, Black Hat and Blue Cap Mines, and the St. Patrick Mine (1930-1980s)**, La Sal Creek vicinity, Manti-La Sal National Forest, UT and CO. Project archaeologist: cultural resource inventory of five uranium mines of the Cold War era for resource identification and NRHP eligibility assessment for Au'Authum Ki, Inc., the Bureau of Land Management, and the U.S. Forest Service.
- July 2003 **Coon Creek Civilian Conservation Corps Camp F-67-C (1937-1941)**, Mesa vicinity, Grand Mesa and Uncompahgre National Forest, CO. Project archaeologist/historian: archaeological survey project for resource identification and NRHP eligibility assessment for the U.S. Forest Service.
- June 2003 **St. Paul's Church (1908)**, Marble, CO. Project director/archaeologist: archaeological monitoring of ground disturbance activities associated with the renovation of a NRHP structure under auspices of a Colorado State Historic Fund resource restoration grant.
- June 2003 **Gothic Town Hall (1880)**, Gothic, CO. Project director/archaeologist: archaeological monitoring of ground disturbance activities associated with the renovation of a NRHP structure under auspices of a Colorado State Historic Fund resource restoration grant.
- May 2003 **Meeker Street Warehouse (1936)**, Delta, CO. Project archaeologist/historian: architectural documentation, resource and NRHP eligibility assessment for the U.S. Forest Service.
- May 2003 **Cottonhurst Resort (1940s)**, Gunnison, CO. Project archaeologist/historian: archaeological survey project for resource identification and NRHP eligibility assessment for United Companies, Inc.
- Dec. 2002 **Deer Creek Dam/Government Camp, and the Heber Creeper Railroad (1938)**, Provo, UT. Project director/historian/photographer: HAER documentation project for Utah Department of Transportation.
- Oct. 2002 **King Turquoise Mine (1900-present)**, Manassa, CO. Project archaeologist: one-week archaeological survey project for resource identification and NRHP eligibility assessment for the U.S. Bureau of Land Management.
- Sept. 2002 **Colorado Yule Marble Co. marble finishing mill, 1905-1941**, Marble, CO. Project archaeologist/crew chief: three-week survey and documentation project for site interpretive design for the Marble Historic Society.
- Aug. 2002 **Hamblin town site, c.1850s-1920s**, south of Enterprise, UT. Assistant crew chief: three-week excavation as a portion of the Kern River Expansion Pipeline Project.
- Aug. 2002 **Wellington/Suckertown town site, c. 1880s-1930s**, west of Mills, UT.

- Assistant crew chief: two-week excavation as a portion of the Kern River Expansion Pipeline Project.
- 2002 **Quincy Mining Co. copper smelter (1899-1968)**, Calumet, MI.
Industrial archaeologist: 12-week survey for the Keweenaw National Historic Park, National Park Service, to determine the historic industrial process and disposition of in situ artifacts and structures for future development as a National Park Service interpretive site.
- 2001 **Quincy Mining Co. copper smelter (1899-1968)**, Calumet, MI.
Photographer/historian: 12-week, HAER level documentation with large-format photography of the Quincy Mining Co. smelter. Historic report, mapping, and document review also included.
- 2000 **Historic American Engineering Record, National Park Service, Death Valley, CA.**
Photographer and researcher: 12-week summer documentation project for Death Valley National Park. Archaeological survey and large format photography of three historic gold mining sites for inclusion in the HAER collection in the Library of Congress.
- Oct. 1999 **Pike's Creek Sawmill, 1840s**, Pike's Creek, WI. Team member: archaeological survey.
- Aug. 1999 **Whim Sugar Plantation, boiler house, 1750-1900s**, St. Croix, Virgin Islands.
Team member: three-week excavation project
- July 1999 **Nahma Sawmill, 1838**, Nahma, MI. Team member: one-week shovel testing
- June 1999 **Ft. Wilkins US Army Post, quartermaster's storehouse, 1841**, Copper Harbor, MI. Team member: six-week field school
- 1991-2002 **ACTIVATE! Photography** (Personal business) New York, NY.
Commercial and personal photo productions. Specializing in production coordination, architectural and documentary photography, ancient and archival photo processes, and documentation of artworks
- 1998-1999 **The Lens and Repro Equipment Co.**, New York, NY.
Rental Coordinator: exotic and specialized photo equipment
- 1995 **Tiffany & Co.**, New York, NY.
Second Photographer: Large format, scaled photography, archival printing of Tiffany's permanent historic collection, seasonal and specialty catalogs photography.

Papers, Publications, and Community Projects

Master's Course Work Papers

Cultural Resource Management

- Stabilization and Interpretation Proposal for the Jack Wade Creek Dredge (Alaska, BLM)
- Adaptive Reuse of the Quincy Mining Company's Smelter site in Hancock, Michigan
- A Brief History of Historic Preservation and Archaeology in the United States
- Heritage Management: A Summary and Analysis of Selected Readings

Industrial Archaeology

- The Mesnard Streetcar Station: A Historic Research Report
- Charles Sheeler and Diego Rivera: Explorations of the Symbolic Factory
- The Quincy Mining Company Smelter as Artifact: A Site Analysis
- Transportation Systems in the Company Town of Mason, Michigan

Architectural History: studies with Kim Hoagland, former HABS senior architectural historian

- Site Reading Industrial Architecture and the Works
- Albert Kahn, Pioneer of Reinforced Concrete Construction
- St. Anne's Catholic Church, Calumet, Michigan: A Social and Contextual Architectural History
- The Kerredge Hardware Building and Community Business Relationships in Hancock, Michigan: A Historic Research Report

History of Technology

- Methodological Transitions and Thematic Expressions in the History of Technology
- History of Technology: A Comparison of Recent Models of Technological Change
- The Role of Technology in the Industrial Revolution: A Comparison of Economic Histories
- The Industrial Revolution: Why England?
- How the American and British Industrial Revolutions Differ
- Open Hearth Steel Making and Technological Interdependence

Publications

2002 Industrial Archaeology of Keane Wonder's Historic Mining Landscape. In *Death Valley History Revealed*, edited by Jean Johnson, pp.100-123. Proceedings of the Sixth Death Valley Conference on History and Prehistory. Community Printing and Publishing, Bishop, California.

Book Review. *Managing the Historic Rural Landscape*, by Jane Grenville, editor, 1999. *Historical Archaeology*, Vol. 34 No. 4, winter 2000. Society for Historic Archaeology

Book Review. *The Hoover Dam: The Photographs of Ben Glaha*, by Barbara Vilander, 1999. *IA: Journal of the Society for Industrial Archaeology*, Vol. 27, No. 1, 2001. Society for Industrial Archaeology.

Reports and Unpublished Manuscripts

- 2003 *Cultural Resource Inventory of the King Turquoise Mine (5CN31), Conejos County, Colorado.* By Gianfranco Archimede. Submitted to Bureau of Land Management, La Jara Field Office (Contract No. CDP020037).
- 2003 *Cultural Resource Inventory of a Proposed Power Transmission Line Realignment in the Chattanooga Vicinity San Juan National Forest, Columbine Ranger District San Juan County, Colorado.* By Gianfranco Archimede. Submitted to the San Juan National Forest, Durango, Colorado (Report No. SJNF 04-16).
- 2003 *Archaeological Monitoring at the Marble Community Church, Gunnison County, Colorado.* By Gianfranco Archimede. Submitted to Marble Community Church, Marble, Colorado (State Historic Fund Project No. 2003-01-045).
- 2003 *Archaeological Monitoring at the Gothic Town Hall Building in Gothic City (5GN1525) Gunnison County, Colorado.* By Gianfranco Archimede and Jonathon C. Horn. Submitted to Rocky Mountain Biological Laboratory, Crested Butte, Colorado (State Historic Fund Project No. 2003-01-014).
- 2003 *Cultural Resource Inventory of the United Companies' Proposed Cottonhurst Gravel Pit Tract Gunnison County, Colorado.* By Gianfranco Archimede. Report on file at the Colorado Office of Archaeology and Historic Preservation, Denver.
- 2003 *Cultural Resource Inventory of Five Uranium Mines along La Sal Creek, San Juan County, Utah and Montrose County, Colorado.* BLM Report No. 03UN0058 on file at the Colorado Office of Archaeology and Historic Preservation, Denver.

The Quincy Smelting Works: Cultural Resource Inventory, Historic Documentation Review, and Archaeological/Interpretive Assessment. June 2002. Submitted to the Keweenaw National Historical Park, National Park Service for future interpretive planning and development of the site.

The Quincy Smelting Works: HAER photographic documentation project, Hancock, MI. Nov. 2001. Submitted to the Keweenaw National Historical Park (National Park Service) for large format archival recording and documentation of the site.

The Keane Wonder, Skidoo, and Gold Hill Mill sites in Death Valley National Park: HAER photographic documentation project, Death Valley, CA. Nov. 2000. Submitted to the Historic American Engineering Record (National Park Service) and the Library of Congress for large format archival recording and documentation of the sites.

Conference Papers

Commuting in the Copper Country: Railroads and the Company Town of Mason, Michigan Society for Industrial Archaeology Annual Conference, May 2000.

The Industrial Archaeology of Keane Wonder's Historic Mining Landscape. Sixth Death

Valley Conference on History and Prehistory, Feb. 2002.

National Register Nominations

The Mendota Lighthouse, Lac LaBelle, Michigan.

Local Community Projects in Historic Preservation

Turn of the Century through the Eyes of Youth, Calumet and Hancock, Michigan 2001. Development, instruction, and design of a photographic exhibition by 200 sixth and seventh grade students celebrating the centennial of St. Anne's Church in Calumet, Michigan. Students were challenged to go out into their communities and tell their personal story about the similarity and differences between life in 2001 and 1901 using photographs and text. The exhibition of all the students' work was exhibited at St. Anne's church (now defunct) between June and September 2001. Sponsored by a grant through Michigan Council for the Arts, the Keweenaw National Historic Park (NPS), and the St. Anne's Historic Society.

Self and Community, Hancock, Michigan 2001.

Presentation and instruction to 120 eighth grade students on taking and using photographs to identify the aspects of their community that they most appreciate, and to consider how proposed changes could impact the economic, environmental and aesthetic qualities of their community. The students designed and conducted public surveys to determine community needs and attitudes, considered private property rights, and learned about community planning tools. The project was correlated to Michigan and National Content Standards for Social Studies, Language Arts, and Math. Local planners, architects, photographers, landowners, realtors and economic development specialists came to the classroom as to share their expertise and perspectives with the students.

Visit <http://www.emmap.mtu.edu/gem/education/workshop/selfcomm/selfcomm.htm> for complete details and photographs. Sponsored by a grant from the Dunn Foundation.

Design Michigan Historic Facade Restoration Clinic, Hancock, Michigan.

Preparation of a photographic streetscape of historic downtown Hancock for community planning purposes as part of a statewide program to help building owners obtain match grants for restoration and renovation of their historic facades.

References

A list of references is available upon request.

CITY OF PATERSON
HISTORIC PRESERVATION
COMMISSION

72 McBRIDE AVENUE EXTENSION
PATERSON, NEW JERSEY 07501-2660

Gianfranco Archimede, Executive Director

phone (973) 357-1911
fax (973) 357-0121
garchimede@patcity.com



Jeffery Jones
Mayor

COMMISSIONERS

Robert Mark Parnes, Chair
Richard Walter, Vice Chair
Alison Faubert
Martin Feitlowitz
Harold Foster

STAFF

HPS & Secretary: Joshua Castaño
Counsel: Frank Covello, Esq.

HPC COMMISSIONER TERMS

As Of September 1, 2010

CLASS A

(two members knowledgeable in architecture, architectural history or historic architecture; one member may reside outside the city; four year appointment)

Resident:

1. Robert M. Parnes (5/31/2007 to 5/31/2011)

Resident/Nonresident

2. Martin Feitlowitz (4/01/2006 to 3/31/2014)

CLASS B

(two members knowledgeable in history, prehistory, archeology or historic archeology; one member may reside outside the city; four year appointment)

Resident:

1. Richard Walter (9/24/2006 to 9/24/2010)

Resident/nonresident:

2. Alison Faubert (2/12/2009 to 5/31/2011)

CLASS C

(three members who are residents of the City of Paterson and who have demonstrated a knowledge of and interest in the history and heritage of the city; four year appointment)

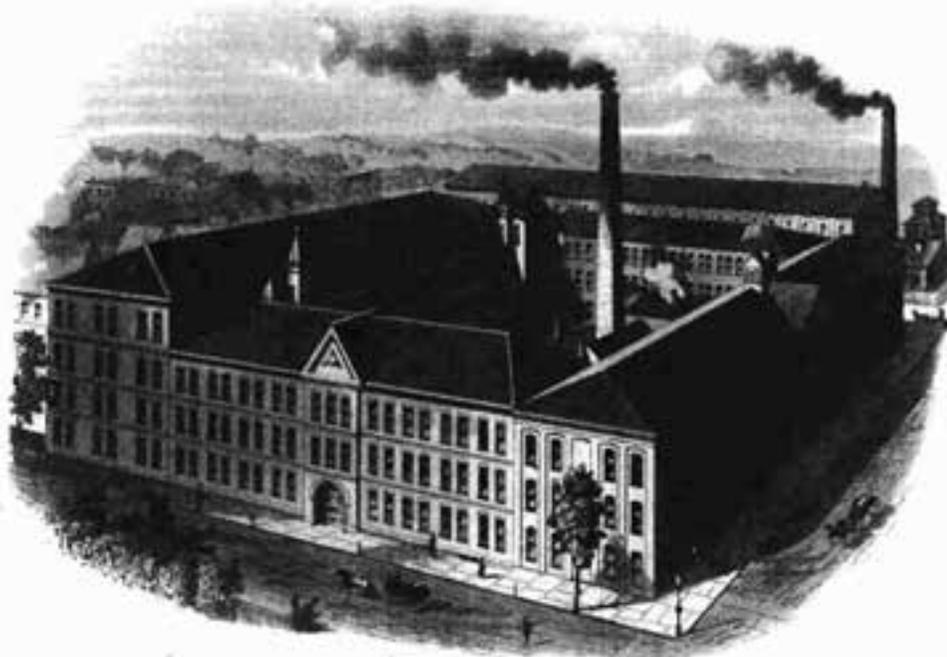
1. *** VACANT *** (2/12/2009 to 5/17/2014)
2. Harold Foster (8/21/2006 to 8/21/2010)
3. *** VACANT ***

ALTERNATES

(two members; at least one of whom shall possess the same qualifications as a Class A or Class B member; two year appointment)

1. Class C Alt. #1 *** VACANT ***
2. Class A or B Alt. #2 *** VACANT ***

Current Appointments: CHAIR – Robert Parnes; VICE-CHAIR – Richard Walter



Wm. Strange & Co. Paterson, N.J.

The William Strange Mill (from L.R. Trumbull, *History of Industrial Paterson*)

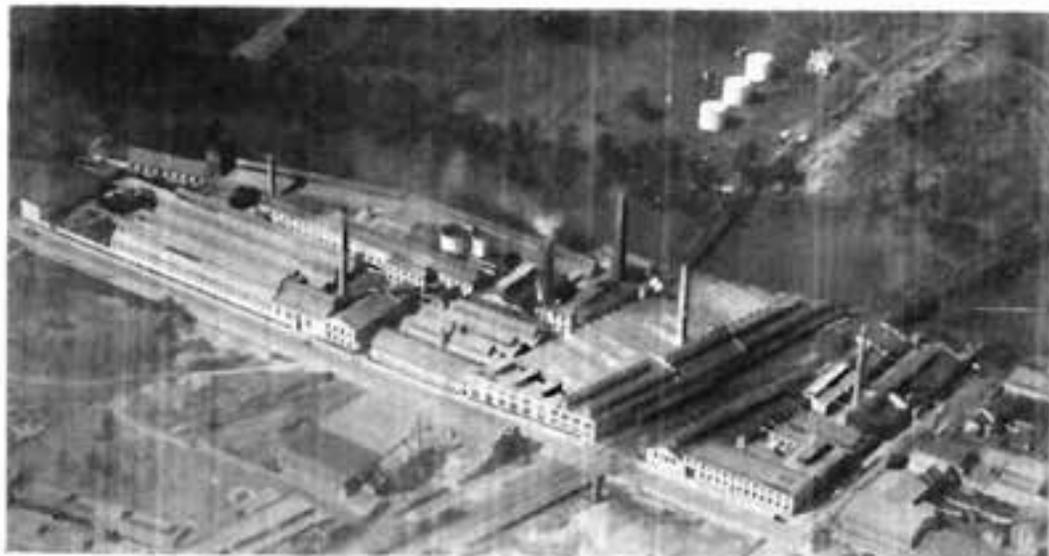


The William Strange Mill (contemporary view)

Example of an extant silk mill in the Straight Street industrial corridor.

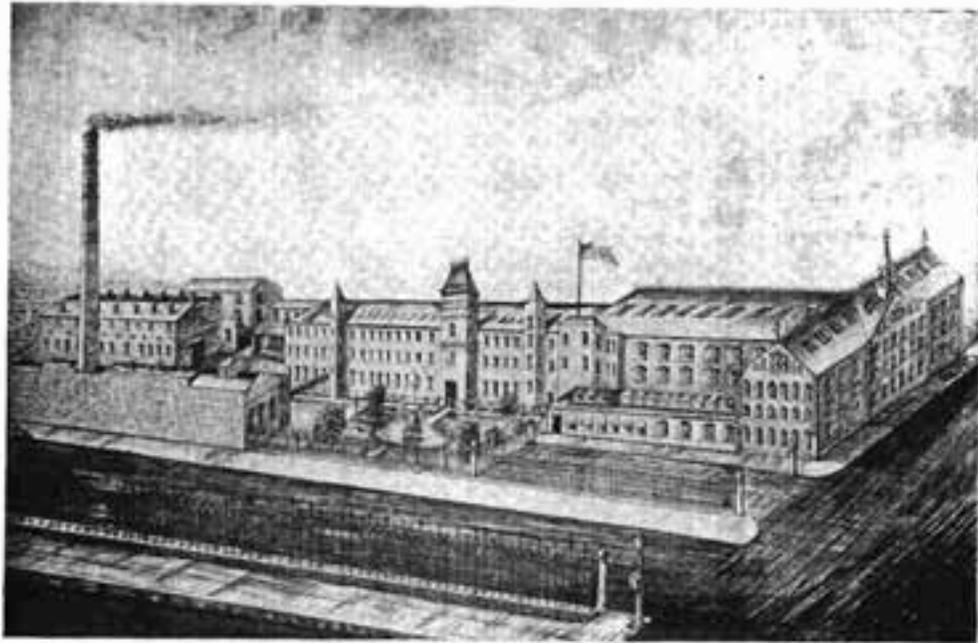


Weidmann Silk Dyeing (from L.R. Trumbull, *History of Industrial Paterson*)



Weidmann Silk Dyeing (from Albert Heusser, et al. *The History of the Silk Dyeing Industry in the United States*)

Extant silk dyeing complex in the North Paterson / Bunker Hill industrial corridor.

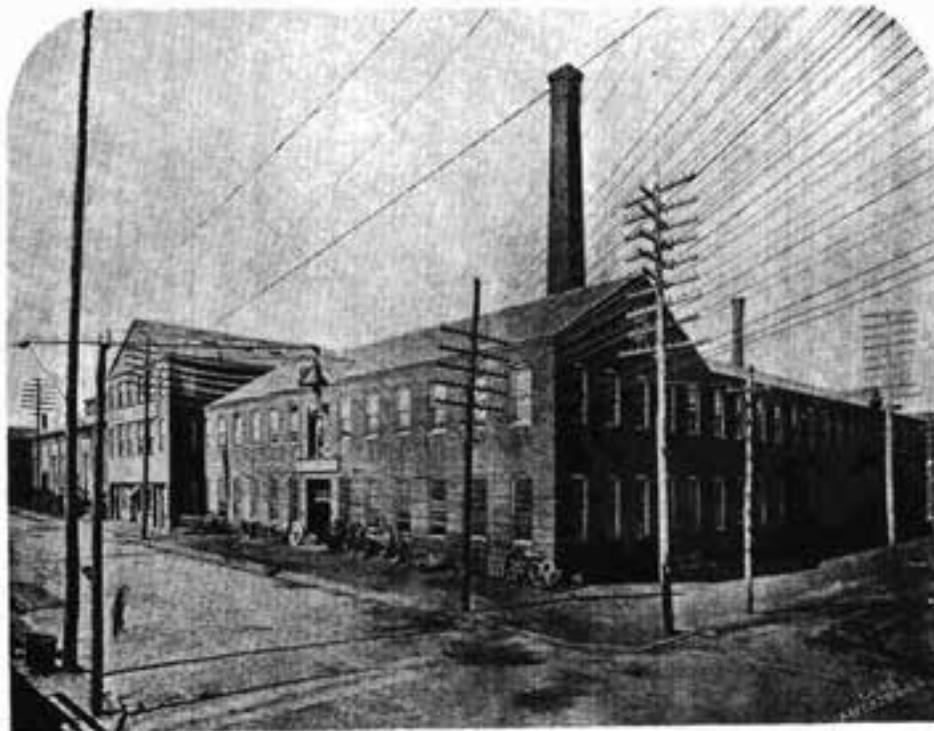


Grand St. Mill of the Barbour Flax Spinning Co. (from *Paterson in Pictures*)



Grand St. Mill of the Barbour Flax Spinning Co. (from *Paterson in Pictures*)

Large example of extant flax and jute mill in the Straight Street industrial corridor.



Watson Machine Co. (from *Paterson in Pictures*)



Royle Machine Co. (from *Paterson in Pictures*)

Examples of extant late 19th C. machine works in the Straight Street industrial corridor.

AGREEMENT BETWEEN
PATERSON CITY
(Name of Grantee)
AND
THE STATE OF NEW JERSEY
BY AND FOR
THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

GRANT IDENTIFIER: HE12-005

TABLE OF SECTIONS IN GENERAL TERMS AND CONDITIONS

- I. Grant Award Data and Signatures
- II. Compliance with Existing Laws and Policies
- III. Insurance
- IV. Indemnification
- V. Assignments and Sub-Agreements
- VI. Availability of Funds
- VII. Procurement Standards
- VIII. Property Management Standards
- IX. Method of Payment
- X. Matching and Cost Sharing Requirements
- XI. Project Income
- XII. Financial Management System
- XIII. Financial and Performance Reporting
- XIV. Monitoring Performance
- XV. Audit Requirements
- XVI. Agreement Amendment
- XVII. Closeout Procedures
- XVIII. Termination, Expiration, and Suspension
- XIX. Access to Records
- XX. Record Retention
- XXI. Approvals and Authorizations
- XXII. Interest on Advance Payments and Disallowed Costs
- XXIII. Miscellaneous Provisions

TABLE OF ATTACHMENTS ATTACHED*

- | | | | | | |
|------|--|-------------------------------------|-----|-------------------------------------|----|
| A. | Additional Provisions and Special Modifications. | <input checked="" type="checkbox"/> | yes | <input type="checkbox"/> | no |
| A-1. | Additional Federal Funded Agreement Provisions | <input checked="" type="checkbox"/> | yes | <input type="checkbox"/> | no |
| A-2. | Federal Funding Accountability and Transparency Act (FFATA) - \$25,000 or greater | <input type="checkbox"/> | yes | <input checked="" type="checkbox"/> | no |
| A-3. | U.S. Environmental Protection Agency Funded Agreements | <input type="checkbox"/> | yes | <input checked="" type="checkbox"/> | no |
| A-4. | American Recovery and Reinvestment Act (ARRA) Funded Agreements | <input type="checkbox"/> | yes | <input checked="" type="checkbox"/> | no |
| B. | Approved Project Budget | <input checked="" type="checkbox"/> | yes | <input type="checkbox"/> | no |
| B-1. | Itemization and Justification of Budget | <input type="checkbox"/> | yes | <input checked="" type="checkbox"/> | no |
| B-2. | Approved Advance Payment. | <input type="checkbox"/> | yes | <input checked="" type="checkbox"/> | no |
| C. | Expenditure Report | <input checked="" type="checkbox"/> | yes | <input type="checkbox"/> | no |
| D. | Scope of Services. | <input checked="" type="checkbox"/> | yes | <input type="checkbox"/> | no |
| D-1. | Project Requirements. | <input checked="" type="checkbox"/> | yes | <input type="checkbox"/> | no |
| D-2. | Grantee's Proposal | <input type="checkbox"/> | yes | <input checked="" type="checkbox"/> | no |
| E. | <input checked="" type="checkbox"/> Governing Body Resolution. . . <input type="checkbox"/> Corporate Resolution <input type="checkbox"/> Other Authorization. . . | <input type="checkbox"/> | yes | <input type="checkbox"/> | no |
| F. | Subcontractor Certification | <input checked="" type="checkbox"/> | yes | <input type="checkbox"/> | no |
| G. | Statement of Adequacy of Accounting System | <input checked="" type="checkbox"/> | yes | <input type="checkbox"/> | no |
| RB. | Reference Bibliography | <input checked="" type="checkbox"/> | yes | <input type="checkbox"/> | no |

* Wherever this agreement form, including any attachments, presents alternatives, choices must be indicated as follows: An "X" within brackets or on a blank line shall indicate selection of the particular alternative.

GENERAL TERMS AND CONDITIONS

I. Grant Award Data and Signatures

Grantee's - **Name:** PATERSON CITY (the "Grantee")
 Address: 65 McBRIDE AVENUE EXTENSION
 PATERSON, NJ 07501

Vendor ID #: 22-6002200

Financial Officer's - name: ANTHONY ZAMBRANO
 - Title: Chief Financial Officer (the "Chief Financial Officer")

The State of New Jersey (The "State")
Department of Environmental Protection (the "Department" or the "DEP")

Granting agency's - name: **HISTORIC PRESERVATION OFFICE** (the Granting Agency")
 - address: Mail Code 501-04B State of New Jersey Department of Environmental Protection
 PO Box 420 Trenton, NJ 08625-0420

Source of Funds		AMOUNT	STATE ACCOUNT NUMBER	CFDA NUMBER/ FEDERAL AGENCY	ACCOUNT TITLE
	State General Fund	0.00			
	Federal	12,000.00	100-042-4875-114	15.904	HISTORIC PRESERVATION FUND
	Grantee	2,400.00			
	Other (i.e. bond fund, tax fund etc.)	0.00			
	14,400.00	TOTAL APPROVED PROJECT AMOUNT			

Work Period: The "effective date" of this grant agreement is the date the Grantee executes it or the date the State executes it, whichever date is later. The "work period" for this grant commences on 10/1/11 or the effective date, whichever is earlier later, and runs for a period of 12 months thereafter.* Grant funds may be used only to satisfy obligations which arise during the work period.

Purpose and Authority: Grant Project to be Funded: **Architectural Survey**
 Statutory Authority for this Grant: N.J.S.A. 13:1D-9 (r) -2:1B-15: 100et.seq., 13:1B-15.101 (g) (h) (i),
 13:1B-15.105, 13:1B-15.108, 13:1B-15.110

In consideration of the payment of the State, the Federal, and if through the State treasury, the "other" amounts shown above (the "Grant"), the Grantee agrees to provide its share of the Total Project amount and to perform the work described in Attachment D, within the work period and in the manner and upon the terms specified in this agreement. The provisions of this agreement set forth in this Section I through Section XXIII constitute the General Terms and Conditions portion of this agreement.

*Wherever this agreement form, including any attachments, presents alternatives, choices must be indicated as follows: An "X" within brackets or on a blank line shall indicate selection of the particular alternative. "NA" or "---" (a dashed line) shall indicate that no information is to be entered on a particular blank line. No blanks may remain just prior to execution, except in the signature blocks on attachments C and F.

STATE AND GRANTEE APPROVAL SIGNATURES

APPROVED AS TO LEGAL FORM

For the State: *

For the Grantee **

Edith S. Brower
(signature)

(signature)

Edith S. Brower, Deputy Attorney General
(print name)

_____, Attorney for Grantee
(print name)

Date: 3/30/12

Date: _____

* A confidential and privileged memorandum pre-approving this agreement as to legal form has has not been provided to the Granting Agency by the Deputy Attorney General.

** Approval of this agreement by an attorney for Grantee is mandatory optional.

APPROVAL OF GRANTING AGENCY

HISTORIC PRESERVATION OFFICE

(print name of Granting Agency; all capitals)

By: D. Saunders
(signature)

DANIEL D. SAUNDERS
(print name)

ACTING ADMINISTRATOR
(print title)

Date: 2/2/2012

EXECUTION SIGNATURES

By the signatures below, the Grantee and the State (the 'parties') execute this agreement and confirm that they are mutually bound by all provisions contained in its General Terms and Conditions and in each attachment selected as "ATTACHED" in the Table of Attachments.

SIGNED

PATERSON CITY
(print Grantee's name; all capitals)

By: _____
(signature)

JEFFERY JONES
(Print name)
MAYOR
(print title)

Date: 4/17/2012

COUNTERSIGNED:

THE STATE OF NEW JERSEY

By: The DEP

By: Rich Boornazian
(signature)

Rich Boornazian
(print name)
Assistant Commissioner
print title, Commissioner or authorized delegate)

Date: 5/10/12

II. Compliance with Existing Laws and Policies

The Grantee, in order to induce the State to award the grant and enter into this agreement, agrees in the performance of this agreement to comply with all applicable federal, State, and municipal laws, rules, regulations, and written policies. Failure to comply with such laws, rules, regulations or policies shall be grounds for termination of this agreement. Such laws, rules, regulations, and policies include, but are not limited to, the following:

- A. The New Jersey Prevailing Wage Act, N.J.S.A. 34:11-56.25 et seq., if applicable, is by this reference incorporated as part of this agreement and the Grantee agrees to comply with it. The Grantee warrants that neither it nor any subcontractor it might employ to perform work in furtherance of this agreement is listed or is on record in the Office of the Commissioner, Department of Labor, as one who has failed to pay prevailing wages in accordance with the New Jersey Prevailing Wage Act.
- B. The parties agree that, if applicable, the New Jersey Law Against Discrimination, N.J.S.A. 10:5-1 et seq., N.J.S.A. 10:5-31 et seq., N.J.S.A. 10:2-1 et seq., N.J.A.C. 13:6-1 et seq. and N.J.A.C. 17:27-1.1 et seq. are by this reference incorporated as part of this agreement and are binding upon them. The Grantee agrees and guarantees to afford equal opportunity in performance of this agreement in accordance with an affirmative action program approved by the State Treasurer. Further, if the cited laws and regulations apply to this agreement, the Grantee agrees as follows:
 1. The Grantee shall not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. The Grantee shall take affirmative action to ensure that such applicants are recruited and employed, that employees are treated during employment without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Grantee agrees to post in conspicuous places, available to employees, and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause;
 2. The Grantee shall, in all solicitations or advertisements for employees placed by or on behalf of the Grantee, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex;
 3. The Grantee shall send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency grant officer, advising the labor union or workers' representative of the Grantee's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
 4. The Grantee shall include these same provisions in any subcontract for work in furtherance of this agreement.
- C. The act codified at N.J.S.A. 52:13D-12 et seq., the "New Jersey Conflicts of Interest Law", and the act codified at N.J.S.A. 40A:9-22.1 et seq., the Local Government Ethics Law, are by this reference incorporated as part of this agreement. The Grantee represents and affirms that none of its employees, its subcontractors, its subcontractors' employees, and the Grantee itself is engaged in any conduct which constitutes a conflict of interest under, or a violation of, either the New Jersey Conflicts of Interest Law or the Local Government Ethics Law.
- D. The Grantee represents and warrants:
 1. that no person or selling agency has been employed or retained to solicit or secure this agreement in violation of N.J.S.A. 52:34-15,
 2. that it has made, and knows of no payments or gratuities made in violation of N.J.S.A. 52:34-19,
 3. that it is, and will remain, in full compliance with N.J.S.A. 40A:11-1 et seq., the Local Public Contracts Law, if applicable,
 4. that it is, and will remain, in full compliance with N.J.S.A. 14A:13-1 et seq., and N.J.S.A. 15A:13-1 et seq. (both regarding out-of-state corporations), if applicable, and
 5. that it is, and will remain, in full compliance with N.J.S.A. 2A:44-143 (regarding bonds on construction and public works contracts), if applicable.
- E. The Grantee shall report in writing to the Attorney General and the Executive Commission on Ethical Standards, the solicitation of any fee, commission, compensation, gift, gratuity or other thing of value by any State officer or employee or special State officer or employee from any other State vendor.

- F. The Grantee shall not influence, or attempt to influence or cause to be influenced, any State officer or employee or special State officer or employee in his official capacity in any manner which might tend to impair the objectivity or independence of judgment of said officer or employee.
- G. The Grantee warrants that it will obtain and maintain, during the term of this agreement, all licenses, certifications, authorizations, or any documents required by the federal, state, county, or municipal governments and international authorities, wherever necessary, to perform this agreement. The Grantee shall promptly notify the State of any disciplinary action or any change in the status of any license, permit, or other authorization required by law or this agreement.
- H. The Grantee warrants that in performing its responsibilities under this agreement, the Grantee will comply with all local, state, and federal laws, rules, and regulations applicable to this agreement and to the work to be done hereunder. Failure to comply will constitute a material breach of this agreement.
- I. New Jersey State Circular Letter 04-04-OMB , Single Audit Policy for Recipients of Federal Grants, State Grants and State Aid is by this reference incorporated as part of this agreement.
- J. The following documents issued by the United States are by this reference incorporated as standards and procedures used by the Department and made part of this agreement:
 - 1. United States Office of Management and Budget (“OMB”) Circulars and the associated regulations A-21 (2 CFR Part 220), A-87 (2 CFR Part 225), and A-122 (2 CFR Part 230), the Cost Principles for Educational Institutions; State, Local and Indian Tribal Governments; and Non-Profit Organizations, respectively,
 - 2. OMB Circulars and the associated regulations A-102 and A-110 (2 CFR Part 215), the Grants and Cooperative Agreements with State and Local Governments; and Uniform Administrative Requirements for Grants and Other Agreements with Institutions of Higher Education, Hospitals and Other Non-Profit Organizations, respectively,
 - 3. OMB Circular A-133, Revised, Audits of States, Local Governments, and Non-Profit Organizations,
 - 4. Common Rule regulations for federal agencies, as applicable (e.g. 40 CFR for U.S.E.P.A.) <http://www.whitehouse.gov/omb/grants/chart.aspx> , and
 - 5. Compliance Supplement for Single Audits of State and Local Governments (Compliance Supplement Revised).

III. Insurance

The Grantee shall maintain in force for the term of this agreement liability insurance as provided herein. These coverages shall be maintained either through insurance policies from insurance companies licensed to do business in the State of New Jersey or through formal, fully funded self-insurance programs authorized by law and acceptable to the Department. Unless current documentation is already on file, the Grantee must, within thirty (30) days after the effective date of this agreement, provide to the Department current certificates of insurance, documentation of self-insurance, or both, for all coverages and renewals thereof, naming the Department and its employees as Additional Insureds. Each certificate shall contain the provision that the insurance provided in the certificate shall not be canceled for any reason except after thirty (30) days written notice to the Department. No payments may be made under this agreement until acceptable documentation of insurance coverage is received. The minimum required coverages are:

- A. Commercial General Liability Insurance: The minimum limit of liability shall be \$1,000,000 per occurrence as a combined single limit for bodily injury and property damage. The policy shall include an endorsement for contractual liability and shall name the State of New Jersey as an additional insured. The policy shall also include an endorsement for products liability. The coverage to be provided under these policies shall be at least as broad as that provided by the standard basic, unamended, and unendorsed occurrence coverage forms currently in use in the State of New Jersey which shall not be circumscribed by any endorsements limiting the breadth of the coverage.
- B. Automobile Liability Insurance which shall be written to cover any vehicle used by the insured. Limits of liability for bodily injury and property damage shall not be less than \$1,000,000 per occurrence as a combined single limit.
- C. Worker’s Compensation Insurance applicable to the laws of the State of New Jersey and Employer’s Liability Insurance with limits not less than:
 - \$1,000,000 Bodily Injury, Each Occurrence
 - \$1,000,000 Disease Each Employee
 - \$1,000,000 Disease Aggregate Limit

IV. Indemnification

The Grantee shall defend, indemnify, protect, and save harmless the State, its officers, its agents, its servants, and its employees from and against any damage, claim, demand, liability, judgment, loss, expense, or cost (collectively, "damage")

arising, or claimed to arise, from, in connection with, or as a result of, the Grantee's performance, attempted performance, or failure to perform in connection with this agreement (collectively, "performance"), regardless of whether such performance was undertaken by the Grantee, its officers, its directors, its agents, its servants, its employees, its subcontractors, or any other person at its request, subject to its direction, or on its behalf. As nonrestrictive examples only, this indemnification shall apply, but shall not be limited, to (a) any settlement by the State of any claim or judgment against the State or its agents, provided the Grantee had the opportunity to participate in the settlement negotiation, and (b) all attorneys' fees, litigation costs, and other expenses of any nature, incurred by the State in connection with any damage. The Grantee (a) shall immediately notify the State of any damage for which it or the State might be liable and (b) shall, at its sole expense, (i) appear, defend, and pay all charges for attorneys, all costs, and all other expenses arising in connection with any damage and (ii) promptly satisfy and discharge any judgment rendered against the State or its agents, or any settlement entered into by the State, for any damage. The Grantee shall not assert any defense which would be available to the State but not to the Grantee, whether arising pursuant to the New Jersey Tort Claims Act or otherwise, without having first obtained the written approval of the New Jersey Division of Law. This agreement to indemnify shall continue in full force and effect after the termination, expiration, or suspension of this agreement. The Grantee does not hereby agree to indemnify the State against damage to the extent it results from the State's tortious action or inaction for which it would be liable under the New Jersey Tort Claims Act. As soon as practicable after it receives a claim for damage made against it, the State shall notify the Grantee in writing and shall have a copy of such claim forwarded to the Grantee.

V. Assignments and Subcontracts

The Grantee shall not subcontract any of the work or services covered by this agreement nor shall any interest be assigned or transferred, except as may be provided for in this agreement or with the express written approval of the Department.

- A. As a precondition of the Department's approval of a subcontractor and prior to any payments by the Department for subcontracted work, the Grantee shall secure from the subcontractor and shall submit to the Department a completed and executed copy of Attachment F, Subcontractor Certification.
- B. The Grantee shall be responsible for compliance by any subcontractor with the terms, conditions and requirements of this agreement.
- C. The Grantee shall be responsible for any claims arising out of any subcontract hereunder and, as a condition of any subcontract hereunder, the subcontractor shall hold the State harmless from any claims by the subcontractor or third parties which may arise under or as a result of the subcontract.

VI. Availability of Funds

- A. The State of New Jersey appropriates funds on a fiscal year basis, which is a period running from July 1 through June 30. The parties hereto recognize and agree that continuation of funding under this agreement is expressly dependent upon availability to the Department of funds appropriated by the State Legislature from State or federal revenue or such other funding sources as may be available. The Department shall not be liable for any breach of this agreement which results from the State Legislature's failure to appropriate the necessary funds.
- B. The Department may encumber and commit to any agreement only those funds which have been appropriated and are available during the State fiscal year in which the agreement is executed. For any agreement which will be completed during that fiscal year, the State's grant amount will be fully encumbered and committed. However, for any agreement, the performance of which will span more than one State fiscal year, the Department may or may not be able to encumber and commit the full grant amount and the full funding of the agreement may depend upon subsequent fiscal year appropriations by the State Legislature.
- C. The parties understand that this agreement is fully or partly funded as designated in Section II of Attachment A, Additional Provisions and Special Modifications.

VII. Procurement Standards

Procurement of supplies, equipment, and other services with funds provided by this agreement shall be accomplished in accord with federal OMB Circulars A-102 or A-110 and the appropriate federal common rule, whichever would be applicable under federal law, which shall be provided to the Grantee, upon request, by the Department. Procurement shall also be consistent with the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and other statutory requirements, as applicable. Both the federal and applicable State requirements shall be incorporated into any subcontracts under this agreement.

Adherence to the standards contained in those applicable federal and state laws and regulations does not relieve the Grantee of the contractual responsibilities arising under its procurements. The Grantee is the responsible authority, without recourse to the Department, regarding the settlement and satisfaction of all contractual and administrative issues arising out of procurements entered into in support of this agreement.

VIII. Property Management Standards

Property furnished by the Department or acquired in whole or in part with federal or Department funds or whose cost was charged to a project supported by federal or Department funds shall be utilized and disposed of in a manner generally consistent with state and federal requirements (OMB Circulars A-102 or A-110 and the appropriate federal common rule, whichever would be applicable under federal law).

IX. Method of Payment

- A. Payment under this agreement will be made upon submission by the Grantee of a properly executed State invoice form (available from the Department), and all invoices, bills, and other documents necessary to justify the payment. This form must also be accompanied by a certification from the Grantee that all procurements for which payment is requested have been made in accord with federal OMB Circulars A-102 or A-110 and the appropriate federal common rule, whichever would be applicable under federal law, and in accord with all applicable State laws and have been made during the work period.
1. If Attachment B-2, Approved Advance Payment, provides for a justification of an advance payment and if Section III of Attachment A, Additional Provisions and Special Modifications, so provides, an initial advance payment will be made to the Grantee upon receipt by the Department of a properly executed copy of this agreement, signed by an appropriate officer of the Grantee organization, together with a properly executed invoice form.
 2. Progress payments shall be made by the Department on a periodic basis as prescribed in Section III.B of Attachment A, Additional Provisions and Special Modifications. Such payments shall be issued only upon receipt of the required financial and narrative reports described in Section XIII of the General Terms and Conditions of this agreement, Financial and Performance Reporting. Payment shall be made either in fixed amounts as determined by the Department to be reasonable to maintain an appropriate level of services or in the form of reimbursement of actually reported expenditures as indicated in Section III of Attachment A, Additional Provisions and Special Modifications.
 3. If Section III of Attachment A, Additional Provisions and Special Modifications, so provides, a portion of the grant will be withheld pending receipt of the required final reports described in Section XVII of the General Terms and Conditions of this agreement, Grant Closeout Procedures.
 4. The Department shall withhold payment of any costs disallowed by the Department as improperly incurred under any provision of this agreement.
 5. Grantee may not use any grant funds to satisfy any obligation which arose outside the work period.
- B. If the grant covered by this agreement includes federal funds, all invoices must be submitted by the Grantee and all payments must be made by the State no later than ninety (90) days after the end of the work period.

X. Matching and Cost Sharing Requirements

If there are any matching and/or cost sharing requirements indicated in Section IV of Attachment A, Additional Provisions and Special Modifications, then, regardless of whether federal funds are involved, the Grantee shall account to the satisfaction of the Department for these requirements in accordance with federal OMB Circulars A-102 or A-110 and the appropriate federal common rule, whichever would be applicable under federal law.

XI. Project Income

Project income must be accounted for as indicated in Section V of Attachment A, Additional Provisions and Special Modifications. "Project income" means gross income earned by the Grantee from grant-supported activities. Such earnings include, but are not limited to, income from service fees, sale of commodities, usage or rental fees, and royalties on patents and copyrights. In all cases, interest earned on advances of grant funds shall be remitted to the Department, except for interest earned on advances to instrumentalities of a state as provided by the federal Intergovernmental Cooperation Act of 1968, P. L. 90-577.

XII. Financial Management System

The Grantee's Chief Financial Officer, as designated in Section I of the General Terms and Conditions of this agreement, Grant Award Data and Signatures, shall be responsible for maintaining an adequate financial management system. The Chief Financial Officer shall notify the Department when the Grantee cannot comply with the requirements established in this Section XII, Financial Management System.

- A. Grantee financial management system shall provide for:
1. accurate, current, and complete disclosure of the financial results of each project, agreement, or contract,

2. records that adequately identify the source and application of funds for Department-supported activities, and that contain information pertaining to awards and authorizations, obligations, unobligated balances, assets, liabilities, outlays, and income,
 3. effective internal and accounting controls over all funds, property, and other assets, which controls adequately safeguard all such assets and assure that they are used solely for authorized purposes,
 4. comparison of actual outlays with budgeted amounts for all major cost categories on Attachments B, Approved Project Budget; B-1, Itemization and Justification of Budget; D, Scope of Services; and D-2, Grantee's Proposal, and correlation of financial information with performance or productivity data, including the production of unit cost information required by the Department,
 5. accounting records that are supported by source documentation,
 6. procedures to minimize the time elapsing between the advance of funds from the Department and the disbursement by the Grantee, whenever funds are advanced by the Department, and
 7. procedures for determining reasonableness, allowability, and allocability of costs generally consistent with the provisions of federal OMB Circulars A-102 or A-110 and the appropriate federal common rule, whichever would be applicable under federal law.
- B. If required by Section VI of Attachment A, Additional Provisions and Special Modifications, the Department may require the submission of Attachment G, Statement of Adequacy of Accounting System.
- C. The Department may review the adequacy of the financial management system of any applicant for financial assistance as part of a pre-award review or at any time subsequent to the award. If the Department determines that the Grantee's accounting system does not meet the standards described in paragraph B of this Section XII, Financial Management System, additional information to monitor the agreement may be required by the Department upon written notice to the Grantee.

XIII. Financial and Performance Reporting

- A. Attachment B, Approved Project Budget, is the approved financial plan to carry out the purpose of this agreement. The budget shall be itemized to disclose specifically the agreement tasks and project activities to be funded.
- B. The Grantee shall submit interim expenditure reports, including a completed copy of Attachment C, Expenditure Report, comparing actual expenditures with the Approved Project Budget. These reports shall be submitted on a periodic basis as prescribed in Section VII of Attachment A, Additional Provisions and Special Modifications, and must be certified by the Grantee's Chief Financial Officer.
- C. The Grantee shall submit performance reports on an interim basis as prescribed by the Department in Section VII of Attachment A, Additional Provisions and Special Modifications. Performance reports shall present the following information for each agreement task and shall include all available and relevant, quantitative data pertaining to production of project work units, completion of agreement tasks, and actual costs for each unit or task:
1. a comparison of actual accomplishments to the objectives established in Attachments D, Scope of Services; D-1, Project Requirements; and D-2, Grantee's Proposal, for the reporting period,
 2. reasons why established goals were not met or tasks were not completed as scheduled, and
 3. other pertinent information, including a description of work performed during the reporting period, relevant literature citations, raw data generated, any modifications to the planned scope of work, and an anticipated work schedule for the next reporting period.
- D. The Grantee shall submit a final report on its overall performance of this agreement, as prescribed in Section VII of Attachment A, Additional Provisions and Special Modifications, including a completed copy of Attachment C, Expenditure Report, comparing actual expenditures for the entire project with the Approved Project Budget, certified by the Chief Financial Officer, and a final performance report.
- E. Extensions of reporting due dates may be granted upon written request to the Department.
- F. If reports are not submitted as required the Department shall, at its discretion, suspend payments on this agreement or any other agreement entered into between the Department and the Grantee and shall take action to suspend payments to the Grantee by other State agencies.
- G. If the Grantee has a history of unsatisfactory performance or the Grantee does not submit satisfactory reports, the Department may require additional and more detailed reports from the Grantee.

XIV. Monitoring Performance

- A. The Grantee shall continually monitor its performance under this agreement to assure that time schedules are being met, projected work units by time periods are being accomplished, and other performance goals are being achieved as applicable and as defined in Attachments D, Scope of Services; D-1, Project Requirements; and D-2, Grantee's Proposal.
- B. The Grantee shall inform the Department as soon as possible if any of the following types of conditions affect project objectives and performance and shall describe the action taken, or contemplated, and the Department assistance needed, if any, to respond to any such condition:
 1. problems, delays, or adverse conditions which will materially affect the ability to attain project objectives, prevent the meeting of time schedules and goals, or preclude the completion of project work units or agreement tasks within established time periods, and
 2. favorable developments or events which enable meeting time schedules and goals sooner than anticipated or producing more project work units or completing more agreement tasks than originally projected.
- C. The Department may, at its discretion, make site visits to:
 1. review project accomplishments and management control systems,
 2. audit the financial records pertaining to this agreement, and
 3. provide such technical assistance as may be required.
- D. If the Grantee is not performing satisfactorily, the Department may require remedial measures deemed necessary to fulfill the project requirements, including requiring the Grantee to obtain additional Department approvals before proceeding or requiring the Grantee to obtain outside technical or managerial assistance.

XV. Audit Requirements

- A. Pursuant to the federal Single Audit Act of 1984, P.L. 98-502 (the "Audit Act"), and the Single Audit Act Amendments of 1996, P.L. 104-156, federal OMB Circulars A-133 Revised, and A-102 or A-110, and the appropriate federal common rule, whichever would be applicable under federal law, any grant to a local government funded by the federal government is subject to the single-audit provisions of the Audit Act. Pursuant to State Circular Letter 04-04-OMB, the State of New Jersey has adopted by reference the standards and provisions of the Audit Act and the federal OMB Circulars. If the Grantee expends a total of \$500,000 or more in federal financial assistance or State financial assistance in the Grantee's fiscal year, the Grantee must have a single audit performed.

Grantees that expend less than \$500,000 in federal or State financial assistance within their fiscal year, but expend \$100,000 or more in State and/or federal financial assistance within their fiscal year, must have either a financial statement audit performed in accordance with Government Auditing Standards (Yellow Book) or a program-specific audit performed in accordance with the Act, Amendments, OMB Circular No. A-133 Revised and State policy.

- B. Where a single audit or other audit conducted hereunder indicates any noncompliance by the Grantee with the material terms and conditions of this agreement, the Grantee shall forthwith take corrective action as permitted or required by Section XVI of the General Terms and Conditions of this agreement, Agreement Amendment; Section XVIII of the General Terms and Conditions of this agreement, Termination, Expiration, and Suspension; or as otherwise required by the Department. As a result of any audit hereunder, recommendations shall be made whether any costs incurred by the Grantee should be disallowed as beyond the scope or the purpose of this agreement, excessive, or otherwise impermissible. The Department retains the right to recover any disallowed expenditures, and the Grantee shall return to the Department any disallowed expenditures no later than thirty (30) days after the request.
- C. In any case, whether or not it is subject to the single-audit requirements, this agreement is, at the discretion of the Department, subject to audits by the Department at any time prior to closeout and subject to a follow-up compliance audit which may build upon the single audit or other audit required in Section VIII of Attachment A, Additional Provisions and Special Modifications.
- D. Copies of all audit reports involving this agreement must be sent to the DEP, Office of Audit and the Granting Agency identified in Section I of the General Terms and Conditions of this agreement, Grant Award Data and Signatures.

XVI. Agreement Amendment

If it desires to amend this agreement, the Grantee must submit a written request to the Grant Officer designated in Section IX of Attachment A, Additional Provisions and Special Modifications. Any amendment, whether requested by the Grantee or the Department, must be documented by completion of the Department's amendment form (DEP-076). The completed amendment form must be formally executed by authorized representatives of both parties in the same manner as this agreement, unless the amendment being documented is of the type described in paragraph A, B, or C of this Section XVI,

Agreement Amendment. If the amendment is of the type described in paragraph A, B, or C below, the Grant Officer may execute the amendment form for the State by signing it in the designated place, and no formal execution by authorized representatives of the parties will be required. As a nonrestrictive example only, if the Department requests, and the Grantee consents to, any amendment to the scope of the services to be performed by the Grantee, including any increase in the amount of the approved budget, such amendment must be memorialized by a completed amendment form, formally executed by authorized representatives of both parties.

- A. The Grantee may obtain approval directly from the Grant Officer to transfer amounts of up to \$20,000 or 10% of the total grant amount, whichever is less, from one direct cost category to another or from the indirect cost category to a direct cost category, as long as this transfer does not result in any change in the project's scope, work period, objective, or deliverables. If the total grant amount is less than \$25,000, the Grant Officer may disregard the 10% limitation and approve transfers of up to \$2,500.
 1. "Indirect costs" are those incurred for a common or joint purpose benefiting more than one cost objective and not readily assignable to the cost objectives specifically benefited, without effort disproportionate to the results achieved. "Direct costs" are those which can be identified specifically with a particular cost objective.
 2. The amendment form documenting any budget revision shall clearly show and justify each change in each cost category, either on the form or on an attachment to it.
- B. The Department may reduce the grant budget and the scope of services so that they fairly reflect anticipated project expenditures and progress if:
 1. the Department notifies the Grantee, that the Grantee is making project expenditures or progress at a rate which, in the judgment of the Department, will result in substantial failure to expend the grant or to fulfill the purposes of this agreement,
 2. the Department notifies the Grantee at least thirty (30) days in advance of any reduction,
 3. after consultation, the Grantee is unable to develop to the satisfaction of the Department a plan to rectify its low level of project expenditures or progress, and
 4. the Department considers the Grantee's fixed costs when making any reduction.
- C. The Grant Officer may approve no-cost time extensions to the work period or the due date of the final report in increments of six months or less but not beyond the expiration date as described in Section XVIII.A.2 of the General Terms and Conditions of this agreement, Termination, Expiration, and Suspension. Written justification and documentation evidencing the need to extend the work period or the due date of the final report must be submitted to the Grant Officer at least thirty (30) days in advance of the scheduled end of the work period. The Grant Officer shall decide whether to grant the extension. The amendment form documenting any no-cost time extension shall clearly show and justify the change, either on the form or on an attachment to it.

XVII. Closeout Procedures

The closeout of this agreement shall mean the process by which the Department determines that all applicable administrative actions and all required work have been completed by the Grantee. This process shall include the steps enumerated below.

- A. The Grantee shall submit a final report as provided in Section VII of Attachment A, Additional Provisions and Special Modifications. The Department may permit extensions when requested in writing by the Grantee.
- B. The Grantee shall, together with the submission of the final report, refund to the Department any cash advanced but not committed to payment of eligible project costs in accordance with the Attachment B, Approved Project Budget.
- C. The Grantee shall refund to the Department any funds spent on costs which are disallowed by the Department. Such refund shall be made within thirty (30) days after the request.
- D. In the event a final audit has not been performed prior to the closeout of this agreement, the Department retains the right to recover any appropriate amount after fully considering any recommendation on disallowed costs resulting from the final audit.
- E. The Grantee shall account for any property acquired with grant funds or received from the Department in accordance with Section VIII of the General Terms and Conditions of this agreement, Property Management Standards.
- F. The Department retains the right to request any additional information necessary to close out this agreement and may retain any final grant payment until the closeout procedure is completed.

XVIII. Termination, Expiration, and Suspension

- A. The following definitions shall apply for the purposes of this Section XVIII, Termination, Expiration, and Suspension.
1. Termination - The "termination" of this agreement means the cancellation of unsatisfied, contractual obligations prior to the completion of the agreement tasks by the Grantee. Work should stop unless the Grantee wants to continue at its own expense and is not otherwise required for good cause to stop by the Department.
 2. Expiration Date - The "expiration date" of this agreement is the agreed upon date at which time the term of this agreement automatically ends absent a formal written amendment agreement executed by the parties. The expiration date of this agreement shall be the third anniversary of the date the work period would end as initially agreed upon in Section I of the General Terms and Conditions of this agreement, Grant Award Data and Signatures.
 3. Suspension - The "suspension" of this agreement means a temporary cessation of State support or assistance pending corrective action by the Grantee or pending a decision to terminate the agreement by the Department. Work should stop unless the Grantee wants to continue at its own expense and is not otherwise required for good cause to stop by the Department.
- B. If the Grantee fails to comply with any term, condition, requirement, or provision of this agreement, the Department may upon notice to the Grantee suspend this agreement and withhold further payments, prohibit the Grantee from incurring additional obligations of grant funds pending corrective action by the Grantee, or decide to terminate this agreement in accordance with paragraph C of this Section XVIII, Termination, Expiration, and Suspension. The Department may allow all necessary and proper costs which the Grantee could not reasonably avoid during the period of suspension provided that they meet the provisions of federal OMB Circulars A-102 or A-110 and the appropriate federal common rule, whichever would be applicable under federal law.
- C. The Department may terminate this agreement, in whole or in part, upon thirty (30) days notice, whenever it determines that the Grantee has failed to comply with any term, condition, requirement, or provision of this agreement. The Department shall promptly notify the Grantee, in writing, of its determination and the reasons for the termination together with the date on which the termination shall take effect. If the State terminates this agreement because of a default by the Grantee, an equitable adjustment in grant payments shall be made, which shall reflect payments made to the Grantee prior to the termination, costs reasonably incurred by the Grantee for commitments made prior to the termination which were not made in anticipation of termination and cannot be canceled, and any costs to the State resulting from default by the Grantee.
- D. The Department and the Grantee may terminate this agreement in whole, or in part, when both parties agree that the continuation of the project would not produce beneficial results commensurate with the further expenditure of funds. The two parties shall agree upon the termination conditions including the date on which the termination shall take effect, and, in case of partial terminations, the portion to be terminated. The Grantee shall not incur new obligations for the terminated portion after the date on which the termination shall take effect, and shall cancel as many outstanding obligations as possible.
- E. The closeout procedures described in Section XVII of the General Terms and Conditions of this agreement, Closeout Procedures, shall apply in all cases of termination of this agreement.

XIX. Access to Records

- A. The Grantee agrees to make available to the Department, any federal agency whose funds are expended in the course of this agreement, and any of their duly authorized representatives such pertinent accounting records, books, documents, and papers as may be necessary to monitor and audit Grantee's operations.
- B. Whenever reasonable and practical, the Department shall give reasonable notice to the Grantee prior to any visitation, inspection, or audit, including any visitation or request for documentation in discharge of the Department's responsibilities. However, the Department retains the right to make unannounced visitations, inspections, and audits as deemed necessary.
- C. The Department reserves the right to have access to records of any subcontractor and requires the Grantee to provide the Department access to such records in any contract with the subcontractor.
- D. The Department reserves the right to have access to all workpapers produced in connection with audits made by the Grantee or by independent certified public accountants or licensed public accountants hired by the Grantee to perform such audits.

XX. Record Retention

- A. The Grantee shall retain financial records, supporting documents, statistical records, and all other records in the Grantee's financial management system or otherwise pertinent to this agreement (a) for a period of three (3) years from

the date the Grantee submits the final expenditure reports or the final performance reports, whichever is later, or (b) for such longer period as any applicable State or federal statute may require, with the qualifications stated below.

1. If any litigation, claim, or audit is started before the end of the three-year period, the records shall be retained until all litigations, claims, or audit findings involving the records have been resolved.
 2. Records for nonexpendable property acquired with Department funds shall be retained for three (3) years after its final disposition.
- B. The Department may request transfer of certain records to its custody from the Grantee when it determines that the records possess long term retention value and will make arrangements with the Grantee to retain any records that are continuously needed for joint use.

XXI. Approvals and Authorizations

- A. Unless specifically stated otherwise, wherever this agreement requires the approval or authorization of the Department, that approval or authorization must be given in writing by the Commissioner of the Department, by the authorized delegate who signed this agreement, or by said delegate's successor or superior, if any.
- B. If the Grantee is a municipal or county government agency, the Grantee must submit with this agreement a copy of an ordinance or resolution, duly enacted by the governing body of that municipal or county government agency or of the municipality or county and authorizing execution of this agreement. If the Grantee is a corporation, the Grantee must submit with this agreement a corporate resolution, duly adopted by its board of directors, board of trustees, or equivalent governing body, and authorizing execution of this agreement. The Department will not make any payments until such ordinance or resolution is received.
- C. If the Grantee is a corporation or partnership, the Grantee must submit with this agreement a disclosure of the names and addresses of any persons who own 10% or more of the firm's stock or interest, in accordance with N.J.S.A. 52:25-24.
- D. If the Grantee is a corporation incorporated outside of New Jersey, the Grantee must, as a condition of payment hereunder, obtain a certificate of authority to do business in New Jersey from the Department of the Treasury and file a copy of that certificate with the Grant Officer designated in Section IX of Attachment A, Additional Provisions and Special Modifications.
- E. If the Grantee is neither a government agency nor a corporation and if the Grantee has neither a residence nor a place of business in New Jersey, then the Grantee irrevocably appoints the Commissioner of the Department to receive process in any civil action which may arise out of or as a result of this agreement. Within ten (10) days of receipt of any such process, the Commissioner shall transmit it by certified mail to the Grantee at the address shown in Section I of the General Terms and Conditions of this agreement, Grant Award Data and Signatures.

XXII. Interest on Advance Payments and Disallowed Costs

- A. Advance Payments: The Grantee is required to deposit any advance payments received hereunder in an interest bearing account. Any interest up to \$100 per year may be retained by the Grantee for documented administrative expenses. If this agreement is federally funded, any interest above \$100 per year must be remitted on a quarterly basis to the Department for return to the federal government. If this agreement is funded by the State, interest above \$100 per year may be retained by the Grantee for purposes of this agreement or shall be remitted to the Department as indicated in Section XI of Attachment A, Additional Provisions and Special Modifications.
- B. Disallowed Costs: Where the Grantee has been reimbursed by the Department for costs which are subsequently disallowed by the Department, the Grantee shall return the funds to the Department no later than thirty (30) days after the request. Where the Grantee fails timely to return the funds or appeals the disallowed costs, an interest charge as indicated in Section XI of Attachment A, Additional Provisions and Special Modifications, shall be charged on the funds beginning thirty (30) days from the date the Grantee was notified of the debt. If the Grantee is successful on appeal, the accrued interest will be canceled.

XXIII. Miscellaneous Provisions

- A. Governing Law: It is agreed and understood that this agreement shall be governed and construed, and the rights and obligations of the parties hereto shall be determined, in accordance with the laws of the State of New Jersey including but not limited to the Contractual Liability Act, N.J.S.A 59:13-1 et seq.
- B. Conflict of Terms: In the event of any conflict, the order of precedence shall be (1) the terms and conditions of this agreement; (2) any State Agency application form or specific correspondence describing the Project and/or soliciting a Grantee's proposal; and (3) the Grantee's proposal (d-2).

NOTE: The only exception to the above is that consistency with rules and regulations promulgated pursuant to the State Program's enabling legislation shall always have precedence in any conflict with the terms and conditions of the agreement.

- C. Dispute Resolution: Consistent with the Contractual Liability Act, N.J.S.A 59:13-1 et seq., unless otherwise provided in this agreement, all claims, counterclaims, disputes, and other matters in question between the State and the Grantee arising out of, or relating to, this agreement or the breach of it will proceed as follows:
1. The dispute shall initially be submitted by either party for resolution via administrative proceedings conducted by the Department.
 2. If there is no mutually agreeable resolution after administrative recourse is exhausted, the matter may then proceed to arbitration or litigation. Any litigation must be submitted to, and heard by, a court of competent jurisdiction within the State of New Jersey.
- D. Performance: The Grantee warrants that it is aware of the work required to be performed under this agreement, that it has the capabilities and credentials required by the agreement, and that it will faithfully perform the work and abide by the terms, conditions, and other requirements of this agreement.
- E. Disclaimer of Agency Relationship: The Grantee's status shall be that of an independent principal and not as an agent or employee of the State. Nothing contained in the agreement shall be construed to create, either expressly or by implication, the relationship of agency between the State and the Grantee or its subcontractors.
- F. Computation of Time: When the agreement refers to a period of time in terms of days, the day of the act or event from which the designated period begins to run is not to be included. The last day of the period so computed is to be included, unless it is a Saturday, Sunday, or legal holiday, in which event the period runs until the end of the next day which is neither a Saturday, Sunday, nor legal holiday. In computing a period of time of less than seven days, Saturday, Sunday, and legal holidays shall be excluded.
- G. Intellectual Property Rights: If the Grantee, in the course of its duties under this agreement, develops any invention apparatus, computer program, discovery, or other intellectual property, the State will own the entire right, title and interest throughout the world to each such property right and to patents and copyrights protecting the same. The State's ownership shall be unaffected by any assignment, suspension, termination, or expiration of this agreement.
- H. Captions and Headings: Captions and headings used in this agreement are for convenience of reference only and shall in no way be deemed to define, limit, explain, or amplify any term or provision.
- I. Severability: In case any term or provision of this agreement shall be held invalid, illegal, or unenforceable, in whole or in part, neither the validity of any remaining part nor the validity of any other term or provision shall in any way be affected by such holding.
- J. Entire Agreement: The parties understand and agree that all prior understandings and agreements between them regarding performance of the obligations described herein are merged into this written grant agreement which supersedes all such prior understandings and agreements. Neither party enters into this agreement in reliance on any statement or representation of the other which is not reiterated herein.
- K. Successor and Assigns: This agreement shall be binding upon any successors or assigns of the Grantee. The State may, in its sole discretion, reject any proposed successor or assign of the Grantee.
- L. Counterparts: This agreement may be executed in multiple counterparts, each of which shall constitute an original instrument and all of which taken together shall constitute one and the same instrument.
- M. Notices: All notices, certificates, and other documents (a "notice") to be given by one party to the other shall be in writing and shall be delivered to the other party. Any such notice shall be delivered to the address of the Grantee or the Granting Agency shown in Section I, Grant Award Data and Signatures, by overnight courier service or by regular first class, certified, or registered mail, postage prepaid. If mailed, said notice shall be deemed to have been received five (5) days after its deposit in the United States Mail; and if given otherwise, said notice shall be deemed to have been received when delivered to the party to whom it is addressed.
- N. Waiver of Breach: The waiver by either party of any breach of this agreement shall not be deemed a waiver of any subsequent breach of the same or any other term or provision.
- O. Gender and Number: Use of the singular or plural includes the other and use of any gender includes all genders, as the context requires or permits.
- P. Waiver of Jury Trial: In the event of litigation, Grantee waives any right it may have to a trial by jury.

**GRANT AGREEMENT
BETWEEN
PATERSON CITY
(Name of Grantee)
AND
THE STATE OF NEW JERSEY
BY AND FOR
THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
GRANT IDENTIFIER: HE11-002**

ADDITIONAL PROVISIONS AND SPECIAL MODIFICATIONS

This Attachment A adds the terms, conditions, requirements, and provisions specified in Sections I through XI below, and makes the modifications specified in Section XII below, to the preceding General Terms and Conditions of the agreement between **PATERSON CITY** and the State of New Jersey, by and for the DEP.

I. Insurance (See Section III of the General Terms and Conditions of this agreement, Insurance.)

A. The Grantee maintains and must continue to maintain the required insurance coverages as follows:

1. comprehensive general liability

- insurance
- self insurance
- not required

2. automobile liability

- insurance
- self-insurance
- not required

3. worker's compensation

- insurance
- self-insurance
- not required

4. employer's liability

- insurance
- self-insurance
- not required

B. Certificates of insurance or documentation of self-insurance

- are on file with the Department.
- will be forthcoming within 30 days after the effective date of this agreement.
- other (explain) On file with the Grantee

NOTE: No payment can be made until the Department has received acceptable documentation of these required coverages.

II. Availability of Funds (See Section VI of the General Terms and Conditions of this agreement, Availability of Funds.)

Based upon funds available to the Department in the State's fiscal year, the agreement (the sum of the State, the federal, and if through the State treasury, the other amounts, shown as components of the Total Project Amount in Section I of the General Terms and Conditions of this agreement, Grant Award Data and Signatures) is

- fully funded.
- partially funded in the amount of \$_____.
- not applicable.

III. Method of Payment (See Section IX of the General Terms and Conditions of this agreement, Method of Payment.)

- A. Advance payment, if justified and itemized in Attachment B-2, Approved Advance Payment, is
 authorized for \$ _____.
 not applicable.
- B. Progress payments
 shall be made on a _____ (e.g. mo./qtr./deliverable) basis for \$ _____ per payment.
 shall be based on actual expenditures submitted on a _____ (e.g. mo./qtr.) basis accompanied by receipts.
 shall be made on submission of deliverables in accordance with the project specifications and requirements.
 are not applicable.
- C. Final payment of \$ 1200
(amount or description)
 shall be withheld pending receipt of all final reports.
 is not applicable.
 (other, specify) _____.

NOTE: No payment can be made unless a proper state invoice is submitted with appropriate justification, receipts, etc. and unless any required expenditure and performance reports are submitted.

IV. Matching and Cost Sharing Requirements (See Section X of the General Terms and Conditions of this agreement, Matching and Cost Sharing Requirements.)

- The Grantee shall provide the matching or cost sharing amounts indicated in Section I of the General Terms and Conditions of this agreement, Grant Award Data and Signatures, and described further in Attachment B, Approved Project Budget.
 Matching and cost sharing requirements do not apply.

V. Project Income (See Section XI of the General Terms and Conditions of this agreement, Project Income.)

- A. Royalties, if any, received as a result of copyrights or patents produced under this agreement shall be
 paid to the Department.
 retained by the Grantee.
 not applicable.
- B. Other project income, if any, as defined in Section XI of the General Terms and Conditions of this agreement, Project Income, shall be
 added to funds committed to the project by the Department and used to further eligible project objectives.
 deducted from the total project costs for the purpose of determining the net costs on which the Department shall base grant payments.
 paid to the Department.
 retained by the Grantee.
 not applicable.

VI. Certification of Adequacy of Accounting System (See Section XII of the General Terms and Conditions of this agreement, Financial Management System.)

- A. A statement attesting to the adequacy of the Grantee's accounting system in accordance with the standards set forth in Section XII of the General Terms and Conditions of this agreement, Financial Management System,
 must be completed, on Attachment G, Statement of Adequacy of Accounting System, by the Chief Financial Officer identified in Section I of the General Terms and Conditions of this agreement, Grant Award Data and Signatures.
 is not required.
- B. Financial reports shall be prepared in a manner consistent with the Grantee's normal accounting records, which are kept on
 a cash basis.
 an accrual basis.
 modified accrual basis.
 (other, specify) _____.

VII. Financial and Performance Reporting (See Section XIII of the General Terms and Conditions of this agreement, Financial and Performance Reporting.)

- A. All financial reports must be certified by the Chief Financial Officer.
- B. Interim expenditure reports, including a completed copy of Attachment C, Expenditure Report, shall be submitted
 - on a _____ (e.g. mo./qtr).basis, no later than _____ days immediately following the end of the period.
 - (other, specify) in accordance with the Attachment D Schedule, but no later than the due date of the final expenditure report.
- C. Performance reports shall be submitted on a periodic (in accordance with the Attachment D Schedule) (e.g. qtr./annual) basis. These reports should be submitted no later than _____ days after the end of each reporting period.
- D. A final expenditure report, including a completed copy of Attachment C, Expenditure Report, and a final performance report shall be submitted by the Grantee no later than _____ days after the Grantee's completion of all agreement tasks, the expiration date of this agreement, or the termination of this agreement, whichever first occurs.

VIII. Audit Requirements (See Section XV of the General Terms and Conditions of this agreement, Audit Requirements.)

- A. Under the federal Single Audit Act or the State Circular Letter 04-04-OMB,
 - this agreement is subject to a single audit and will be audited as such on Grantee's fiscal year.
 - this agreement is not subject to a single audit and shall be audited as indicated in paragraphs B and C below.
- B. If this agreement is not subject to a single audit under paragraph A above,
 - the agreement shall otherwise be audited at the end of the work period.
 - the agreement may otherwise be audited at the Department's discretion up to three years after the end of the work period.
- C. If this agreement is audited under paragraph B above, the audit shall be conducted by
 - State auditors.
 - Department internal auditors.
 - a CPA firm appointed by Department.
 - a CPA firm chosen by the Grantee.
 - (other, specify) _____.
- D. The Department's records show the Grantee's fiscal year ends on December 31. The Grantee shall notify the Department immediately if this date is incorrect or is changed.
- E. Copies of all audit reports must be submitted to DEP, Office of Audit, PO Box 402, Trenton, NJ, 08625-0402 and to the Granting Agency identified in Section I of the General Terms and Conditions of this agreement, Grant Award Data and Signatures, not later than nine months after the close of the Grantee's fiscal year.

IX. Agreement Amendment (See Section XVI of the General Terms and Conditions of this agreement, agreement Amendment.)

All budget revisions and modifications must be submitted, in writing, to (name) Andrea Tingey, (title) Principal Historic Preservation Specialist or the successor to that position (the "Grant officer").

X. Authorizations and Disclosures (See Section XXI of the General Terms and Conditions of this agreement, Approvals and Authorizations.)

- A. The Grantee is
 - a local government agency.
 - a New Jersey corporation.
 - an out-of-state corporation.
 - (other, specify) _____.
- B. Appended hereto as Attachment E, Governing Body Resolution or Corporate Resolution, is
 - a governing body resolution.
 - a corporate resolution.
 - no resolution.

- C. A Grantee's Stockholder Disclosure Statement is
- submitted herewith.
 - not applicable.
- D. A certificate of authority for Grantee to do business in New Jersey
- will be submitted.
 - is not applicable.

NOTE: No payment can be made until the Department has received any documents required under this Section X, Authorizations and Disclosures.

XI. Interest (See Section XXII of the General Terms and Conditions of this agreement, Interest on Advance Payments and Disallowed Costs.)

- A. Interest above \$100 per year on advance payment of State funds
- may be retained by the Grantee for documented purposes under this agreement.
 - shall be remitted to the Department on a quarterly basis.
 - will not exist because no advance payment is authorized.
 - (other, explain) _____.

NOTE: On federally funded grants, any interest above \$100 per year must be remitted on a quarterly basis to the Department for return to the federal government.

- B. Interest on payments of disallowed costs not returned within 30 days of request shall accrue in favor of the State at the rate specified in the "Notice of Intent to Collect" document (ADM-182).

XII. Modifications to General Terms and Conditions

The General Terms and Conditions of this agreement are changed, supplemented, or deleted ("modified") as specified in this Section XII, which supersedes inconsistent terms, conditions, requirements, or provisions contained elsewhere in this agreement. If all modifications do not fit on this page, the numeral "5" in the phrase "of 5" in the header of each page of this Attachment A must be changed to equal the total number of pages in this Attachment A, and each new page must be identified and successively numbered in the same manner as the first five pages.

- This Section XII does not contain modifications to the General Terms and Conditions of this agreement.
- This Section XII does contain modifications to the General Terms and Conditions of this agreement. Attachment A comprises [7] pages.

- A. Special Availability of Funds: Notwithstanding anything to the contrary in Section VI of the General Terms and Conditions of this Agreement, Grantee may charge to the project only costs incurred during the period defined in the Attachment D, Schedule. Administrative and all project costs must be documented in accordance with the Procedural Guidelines for Recipients of Historic Preservation Survey and Planning Grants and Certified Local Government Grants (hereinafter referred to as the Guidelines) and must be in compliance with the budget contained in Attachment B-1.

- B. Special Method of Payment Conditions: Notwithstanding anything to the contrary in section IX of the General Terms and Conditions of this Contract the Grantee shall be entitled to reimbursement for eligible costs in accordance with the regulations policies and procedures of the National Park Service in the Department of the Interior, the Office of Management and Budget, the General Services Administration, and the Historic Preservation Office (HPO) in the New Jersey Department of Environmental Protection. The Grantee will pay all salaries and expenses and submit to the Department appropriate documentation as per the above mentioned Guidelines to substantiate and certify all costs incurred. The Grantee shall be entitled to reimbursement for up to one hundred percent (100%) of eligible and appropriately documented costs, however, compensation shall not exceed the authorized grant award. The Grantee must submit appropriate documentation for payment of expenses, in accordance with the budget outlined in Attachment B, not more than three (3) times during the period of the agreement.

- C. Special Limitations on Use of Funds: Grant funds must be used only for allowable costs as defined in the project budget contained in Attachment B and B-1, Administrative and Procedural Guidelines for Recipients of Historic Preservation Survey and Planning Grants and Certified Local Government Grants, and NPS-49.

- D. Final Disposition of Materials: Notwithstanding anything to the contrary in the General Terms and Conditions of this agreement, the Grantee shall, at the conclusion of the project, submit to the Department all work products and materials

resulting from the project undertaken pursuant to this agreement. These work products shall include, but not be limited to, all photographic negatives and prints, completed survey forms, maps, and final reports. Except as otherwise provided by the General Terms and Conditions of this agreement, the Grantee is free to copyright any survey or planning materials developed in the course of this project. However, the State and Federal agencies reserve hereby a royalty-free non-exclusive and irrevocable right to reproduce, publish or otherwise use, and to authorize others to use, the work for public information and governmental purposes. This provision shall not be construed to allow any person performing services pursuant to the terms of this agreement to copyright materials resulting from the survey or planning work described herein except in the name and on behalf of the Grantee. Any publication including audio visual materials generated by the project shall acknowledge that information contained therein was made possible by a grant-in-aid from the U.S. Department of the Interior, National Park Service administered by the Historic Preservation Office, Department of Environmental Protection in accordance with Attachment D-1.

- E. Budget Revision and Modification: Notwithstanding anything to the contrary in Section XVI of the General Terms and Conditions and Attachment A, Section IX of this agreement, the Grantee shall request, in writing, the approval of the Administrator or Grant Officer designated in Attachment A, Section IX when there is reason to believe a revision or modification will be necessary for the following reasons:
1. Changes in the scope, objective, financial assistance, program income, key personnel, timing of the project or obtaining the services of a third party to perform activities which are central to the purpose of the awards.
 2. The need for additional funding or to extend the period of availability of funds.
 3. Revisions to the approved budget categories exceeding ten percent (10%) required prior written approval from the Department. The Department reserves the right to reject any direct costs in excess of ten percent (10%) of the budget figures specified in Attachment B-1 of this agreement which have not been approved thirty (30) days prior to the grant end date.
- F. Requirements As To Time: Notwithstanding anything to the contrary in Section XVIII of the General Terms and Conditions or any other parts of this agreement, time is of the essence with respect to the deadlines established within this agreement. Actions and conduct on the part of the Grantee contrary to the deadlines shall allow the Department to exercise its rights under termination and suspension therein, except that the notice requirement therein shall be reduced to ten (10) days rather than the thirty (30) days stated.

Therefore, if the Grantee fails to submit project initiating documentation which is acceptable to the Department or fails to begin or complete the project within the time periods specified in this agreement, or fails to meet interim payment and reporting schedules, then any such failure shall be considered good cause for termination of this agreement. In such event, all finished and unfinished documents, data, studies, and reports prepared by the Grantee under this agreement shall, at the option of the Department, become the Department's property and the Grantee shall be entitled to reimbursement in accordance with Section IX of the General Terms and Conditions of this agreement for any satisfactory work completed. Notwithstanding the above, the Grantee shall not be relieved of liability to the Department for damages sustained by the Department by virtue of any breach of the agreement. Payments made to the Grantee or recoveries by the Department under the grant terminated for cause shall be in accordance with the legal rights and liabilities of the parties.

- G. Subcontractor Certification: Notwithstanding anything to the contrary in Section V of the General Terms and Conditions or in Attachment F of this agreement, the Grantee hereby agrees to include the Subcontractor Certification (Attachment F) as part of any contract executed with any and all subcontractors or consultants and submit the entire contract including signed Subcontractor Certification, and the support documentation outlined in Attachment D-1 to the HPO for review and written approval before proceeding in conformance with Section V of the General Terms and Conditions of this agreement.
- H. Lobbying With Appropriated Funds: Historic Preservation Fund grants must conform to provisions of 18 USC 1913: "No part of the money appropriated by an enactment of Congress, shall be used directly or indirectly to pay for any personal service, advertisement, telegram, telephone, letter, printed or written matter, or other device, intended or

designed to influence in any manner a Member of Congress, to favor or oppose, by vote or otherwise, any legislation or appropriation by Congress, whether before or after the introduction of any bill or resolution proposing such legislation or appropriation: but this shall not prevent officers or employees of the United States or its Departments or agencies from communicating to Members of Congress on the request of any Member or to Congress, through the proper official channels, requests for legislation of appropriations which they deem necessary for the efficient conduct of the public business." Thus, costs associated with activities to influence legislation pending before the Congress, commonly referred to as "lobbying" are unallowable as charges to National Park Service assisted grants.

- I. **Discrimination:** The Grantee shall not discriminate against any employee engaged in the work required to produce the services covered by this agreement, or against any applicant for such employment because of age, race, creed, color, national origin, ancestry, sex, marital status or physical handicap and will take affirmative action to ensure that applicants are employed and that employees are treated during their employment without regard to their age, race, creed, color, national origin, ancestry, sex, marital status or physical handicap. This provision shall include but not be limited to, the following: employment upgrading, demotion, transfer, recruitment, advertising, lay-off or termination, rates of pay or other forms of compensation and the selection for training including apprenticeship. The Grantee shall insert a similar provision in all subcontracts. The parties to this agreement do hereby agree that the provisions of N.J.S.A. 10:2-1 through 10:2-4, dealing with discrimination in employment on public contracts, and the Rules and Regulations promulgated pursuant thereto, are hereby made a part of this agreement and are binding upon them to negligence, fault, or default of the Grantee. The Grantee's liability under this Agreement shall continue after the termination of this agreement with respect to any liability, loss, expense or damage resulting from any act occurring prior to termination. Grantee shall comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or nation or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. 101-6106), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.O. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) 523 and 527 of the Public Health Service Act of 1912 (42U.S.C. 3601 et. seq.), as amended, relating to nondiscrimination in the sale, rental of financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
- J. **Debarment and Suspension:** The Grantee shall comply with Executive Order 12549 as implemented in the United States Department of the Interior regulation, 43 CFR 12.100 through 12.510, Subpart-D-Government-wide Department and Suspension (Non-procurement). Organizations and individuals suspended or barred from doing business are listed in Lists of Parties Excluded from Federal Procurement or Non-procurement Programs. The Grantee shall complete the Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion, Lower Tier Covered Transactions, Attachment H. A telephone inquiry answering service is available General Service Administration's (GSA's) Office of Acquisition Policy for general questions about entries in List of Parties. The number to call either during or after normal business hours is (202) 786-0688.
- K. **MANDATORY AFFIRMATIVE ACTION LANGUAGE GOODS SERVICES AND PROFESSIONAL SERVICES CONTRACTS P.L. 1975, c. 127 (N.J.A.C. 17:27)**

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status or sex. The Contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status or affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to pose in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause;

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status or sex;

The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to attempt in good faith to schedule minority and female workers consistent with the applicable county employment goals prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c.127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action Office pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies in area, including employment agencies, placement bureau, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

The Contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status or sex, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor and its subcontractors shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (NJAC 17:27).

L. Audit: The Grantee shall comply with OMB Circular A-133. Further, the Grantee shall submit a Data Collection Form For Reporting On Audits Of States, Local Governments and Non-Profit Organizations (Form SF-SAC) and one (1) copy of the signed reporting package shall be submitted, where applicable, to the National Park Service within 30 days of the completed audit.

GRANT AGREEMENT
BETWEEN

PATERSON CITY
(Name of Grantee)

AND

THE STATE OF NEW JERSEY
BY AND FOR

THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

GRANT IDENTIFIER: HE11-002

ADDITIONAL FEDERAL FUNDED AGREEMENT PROVISIONS

I. Debarment and Suspension

The Grantee (Loan Recipient or Contractor) shall fully comply with Executive Order 12549 as implemented in federal regulation entitled *GOVERNMENTWIDE DEBARMENT AND SUSPENSION (NONPROCUREMENT)*, 2 CFR Part 180, Subpart C - *Responsibilities of Participants Regarding Transactions (Doing Business with Other Persons)* and the applicable Federal agency Common Rule regulations found in <http://www.whitehouse.gov/omb/grants/chart.aspx>. The Grantee (Loan Recipient or Contractor) is responsible for ensuring that any lower tier covered transaction as described in Subpart B of 2 CFR Part 180 and the applicable Federal agency Common Rule regulations, entitled "Covered Transactions," includes a term or condition requiring compliance with Subpart C. The Grantee (Loan Recipient or Contractor) is responsible for further requiring the inclusion of a similar term or condition in any subsequent lower tier covered transactions. The Grantee (Loan Recipient or Contractor) acknowledges that failing to disclose the information as required at 2 CFR 180.355 may result in the delay or negation of this assistance agreement, or pursuance of legal remedies, including suspension and debarment.

The Grantee (Loan Recipient or Contractor) may access the Excluded Parties List System at www.epls.gov.

II. Restrictions on Lobbying

A. The Grantee (Loan Recipient or Contractor) agrees to fully comply with Common Rule regulations for federal agencies, *NEW RESTRICTIONS ON LOBBYING* found in <http://www.whitehouse.gov/omb/grants/chart.aspx>. The Grantee (Loan Recipient or Contractor) shall include the language of this provision in award documents for all subawards exceeding \$100,000, and require that subrecipients submit certification and disclosure forms accordingly.

- (1) No federal appropriated funds may be expended by the Grantee (Loan Recipient or Contractor) to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) The Grantee (Loan Recipient or Contractor) shall file with the Department a certification, set forth in Appendix A-1-A, that the Grantee (Loan Recipient or Contractor) has not made, and will not make, any payment prohibited by paragraph (1) of this section.
- (3) The Grantee (Loan Recipient or Contractor) shall file with the Department a disclosure form, set forth in Appendix A-1-B, following instructions contained in the Common Rule regulations for federal agencies, *NEW RESTRICTIONS ON LOBBYING* found in <http://www.whitehouse.gov/omb/grants/chart.aspx>, if the Grantee (Loan Recipient or Contractor) has made or has agreed to make any payment using non-federal funds which would be prohibited under paragraph (1) of this section if paid for with federal funds.

B. In accordance with the Byrd Anti-Lobbying Amendment, any recipient who makes a prohibited expenditure under the *NEW RESTRICTIONS ON LOBBYING* Common Rule regulations or fails to file the required certification or lobbying forms shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure.

III. Compliance with the Civil Rights Act of 1964

- A. The Grantee (Loan Recipient or Contractor) must comply with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title IX of the Education Amendments of 1972, the Age Discrimination Act of 1975, and a variety of program-specific statutes with non-discrimination requirements.
- B. Other civil rights laws may impose additional requirements on the Grantee (Loan Recipient or Contractor). These laws include, but are not limited to, Title VII of the Civil Rights Act of 1964 (prohibiting race, color, national origin, religion, and sex discrimination in employment), the Americans with Disabilities Act (prohibiting disability discrimination in employment and in services provided by State and local governments, businesses, and nonprofit agencies), and the Fair Housing Act (prohibiting race, color, national origin, age, family status, and disability discrimination in housing), as well as any other applicable civil rights laws.

IV. Trafficking Victim Protection Prohibition Statement

- A. To implement requirements of Section 106 of the Trafficking Victims Protection Act of 2000, as amended, and the requirements contained in federal regulation 2 CFR Part 175, *TRAFFICKING IN PERSONS*, the Department may unilaterally terminate this award, without penalty, if a subrecipient that is a private entity fails to comply with these requirements. The Grantee (Loan Recipient or Contractor) must inform the Department immediately of any information received from any source alleging a violation of a prohibition in the Prohibition Statement below.
- B. The Grantee (Loan Recipient or Contractor) must include the requirements of the Prohibition Statement below in any subaward you make to a private entity.

Prohibition Statement - You as the recipient, your employees, subrecipients under this award, and subrecipients' employees may not engage in severe forms of trafficking in persons during the period of time that the award is in effect; procure a commercial sex act during the period of time that the award is in effect; or use forced labor in the performance of the award or subawards under the award.

V. National Environmental Policy Act (NEPA)

The Grantee (Loan Recipient or Contractor) shall not begin any implementation work under this Agreement until the required environmental review process, if applicable, is completed in compliance with the National Environmental Policy Act (NEPA), 42 United States Code 4321, et seq., its implementing regulations 40 CFR Part 1500-1508, and other applicable federal agency NEPA requirements.

**GRANT AGREEMENT
BETWEEN**

**PATERSON CITY
(Name of Grantee)**

AND

THE STATE OF NEW JERSEY

BY AND FOR

THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

GRANT IDENTIFIER: HE11-002

CERTIFICATION REGARDING LOBBYING

**CERTIFICATION FOR CONTRACTS, GRANTS,
LOANS, AND COOPERATIVE AGREEMENTS**

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying" in accordance with its instructions. (Appendix A-1-B)

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31 U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

JEFFERY JONES, MAYOR

Typed Name & Title of Authorized Representative

Signature of Authorized Representative

Date

4/17/2012

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by 0348-00

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

<p>1. Type of Federal Action:</p> <p><input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance</p>	<p>2. Status of Federal Action:</p> <p><input type="checkbox"/> a. bid/offer/acceptance <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award</p>	<p>3. Report Type:</p> <p><input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change</p> <p>For Material Change Only: Year _____ quarter _____ Date of last report _____</p>
<p>4. Name and Address of Reporting Entity:</p> <p><input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:</p> <p>Congressional District, if known:</p>	<p>5. If reporting Entity in No. 4 is Subawardee. Enter Name and Address of Prime:</p> <p>Congressional District, if known:</p>	
<p>6. Federal Department/Agency:</p>	<p>7. Federal Program Name/Description:</p> <p>CFDA Number, if applicable: _____</p>	
<p>8. Federal Action Number, if known:</p>	<p>9. Award Amount, if known: \$ _____</p>	
<p>10. a. Name and Address of Lobbying Entity (If individual last name, first name, MI):</p> <p style="text-align: center;">(attach Continuation Sheet(s))</p>	<p>b. Individuals Performing Services (including address, if different from No. 10a) (Last name, first name, MI):</p> <p>SF-LLL-A, if Necessary)</p>	
<p>11. Amount of Payment (check all that apply):</p> <p>\$ _____ <input type="checkbox"/> actual <input type="checkbox"/> planned</p>	<p>13. Type of Payment (check all that apply):</p> <p><input type="checkbox"/> a. retainer <input type="checkbox"/> b. one-time fee <input type="checkbox"/> c. commission <input type="checkbox"/> d. contingent fee <input type="checkbox"/> e. deferred <input type="checkbox"/> f. other, specify: _____</p>	
<p>12. Form of Payment (check all that apply):</p> <p><input type="checkbox"/> a. cash <input type="checkbox"/> b. in-kind: specify: nature _____ value _____</p>		
<p>14. Brief Description of Services Performed or to be Performed and Date(s) of Service, including officer(s), Employee(s), or Member(s) contacted, for Payment Indicated in Item 11:</p> <p style="text-align: center;">(attach Continuation Sheet(s) SF-LLL-A, if necessary)</p>		
<p>15. Continuation Sheet(s) SF-LLL-A attached: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		
<p>16. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.</p>	<p>Signature _____</p> <p>Print Name _____</p> <p>Title _____</p> <p>Telephone No. _____ Date _____</p>	

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: _____ Page _____ of _____

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitations for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Included prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10(a).
Enter Last Name, First Name, and Middle Initial (MI).
11. Enter the amount of compensation paid or reasonably expected to be paid by the reporting entity (item 4) to the lobbying entity (item 10). Indicate whether the payment has been made (actual) or will be made (planned). Check all boxes that apply. If this is a material change report, enter the cumulative amount of payment made or planned to be made.
12. Check the appropriate box(es). Check all boxes that apply. If payment is made through an in-kind contribution, specify the nature and value of the in-kind payment.
13. Check the appropriate box(es). Check all boxes that apply. If other, specify nature.
14. Provide a specific and detailed description of the services that the lobbyist has performed, or will be expected to perform, and the date(s) of any services rendered. Include all preparatory and related activity, not just time spent in actual contact with Federal officials. Identify the Federal official(s) or employee(s) contacted or the officer(s), employee(s), or Member(s) of Congress that were contacted.
15. Check whether or not a SF-LLLA Continuation Sheet(s) is attached.
16. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**GRANT AGREEMENT
BETWEEN
PATERSON CITY
(Name of Grantee)
AND
THE STATE OF NEW JERSEY
BY AND FOR
THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
GRANT IDENTIFIER: HE11-002
APPROVED PROJECT BUDGET**

ACCOUNT DESCRIPTION	TOTAL BUDGET	FEDERAL	STATE	GRANTEE	OTHER
A. Personnel Costs	0.00	0.00	0.00	0.00	0.00
Salaries					
Fringe Benefits	0.00	0.00	0.00	0.00	0.00
H. Consultants and Subcontractors	14,400.00	12,000.00	0.00	2,400.00	0.00
C. Other Costs Specify below					
•	0.00	0.00	0.00	0.00	0.00
•	0.00	0.00	0.00	0.00	0.00
•	0.00	0.00	0.00	0.00	0.00
•	0.00	0.00	0.00	0.00	0.00
•	0.00	0.00	0.00	0.00	0.00
D. Audit	0.00	0.00	0.00	0.00	0.00
Subtotal Direct Costs	14,400.00	12,000.00	0.00	2,400.00	0.00
Less Program Income	0.00	0.00	0.00	0.00	0.00
Total Direct Costs	14,400.00	12,000.00	0.00	2,400.00	0.00
Indirect Costs	0.00	0.00	0.00	0.00	0.00
TOTAL PROJECT AMOUNT	14,400.00	12,000.00	0.00	2,400.00	0.00

TOTAL GRANT AMOUNT is the sum of "Federal" and "State" column totals \$12,000.00
 the sum of "Federal", "State" and "Other" column totals \$12,000.00

The sums identified in the "Total Budget" column are itemized and justified in (check one or more as appropriate)

- Attachment D, Scope of Services, on page(s) _____.
- Attachment D-2, Grantee's Proposal, on page(s) _____.
- Attachment H-1, Itemization and Justification of Budget, comprising _____ page(s).

**GRANT AGREEMENT
BETWEEN**

**PATERSON CITY
(Name of Grantee)
AND**

**THE STATE OF NEW JERSEY
BY AND FOR**

THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

GRANT IDENTIFIER: HE11-002

EXPENDITURE REPORT: For the period beginning _____ and ending _____

ACCOUNT DESCRIPTION	APPROVED PROJECT BUDGET	PREVIOUSLY REPORTED CUMULATIVE EXPENDITURES	ACTUAL EXPENDITURES AS OF _____ (date)	CUMULATIVE EXPENDITURES	UNEXPENDED BALANCE
A. Personnel Costs	0.00				
Salaries					
Fringe Benefits	0.00				
B. Consultants and Subcontractors	14,400.00				
C. Other Costs Specify below:					
▪	0.00				
▪	0.00				
▪	0.00				
▪	0.00				
▪	0.00				
D. Audit	0.00				
Subtotal Direct Costs	14,400.00				
Less Program Income	0.00				
Total Direct Costs	14,400.00				
Indirect Costs	0.00				
TOTAL PROJECT AMOUNT	14,400.00				

CERTIFICATION BY CHIEF FINANCIAL OFFICER

I certify that the above expenditures for the period are accurate as stated, that all procurements for which payment is required have been made in accordance with the standards contained in this agreement, and that each obligation for which an expenditure is listed arose during the work period.

Date: _____

Signature: _____
(Signature)

Name: ANTHONY ZAMBRANO
(print name)

Title: Chief Financial Officer

**GRANT AGREEMENT
BETWEEN**

**PATERSON CITY
(Name of Grantee)
AND**

**THE STATE OF NEW JERSEY
BY AND FOR
THE DEPARTMENT OF ENVIRONMENTAL PROTECTION**

GRANT IDENTIFIER: HE11-002

SCOPE OF SERVICES

The Scope of Services for this agreement comprises Attachment D-2, Grantee's Proposal; any project requirements delineated in Attachment D-1, Project Requirements; and any modifications, amendments, and additions to the Grantee's proposal discussed in this Attachment D. In case of conflict among the provisions of Attachments D, D-1, and D-2, the order of priority shall be: (1) Attachment D-1, (2) Attachment D, (3) Attachment D-2. This Attachment D comprises [1] pages, including this page.

PURPOSE

The Grantee shall employ at a minimum the services of an Architectural Historian qualified in accordance with the National Park Service Professional Qualification Standards, to produce the products identified below.

The Grantee shall produce an Intensive-Level Survey of industrial mill buildings and associated structures which are 50 years old or older outside the boundaries of the Great Falls, Society for Useful Manufactures Historic District. A minimum of 30 historic resources shall be surveyed. Applicable existing documentation including, but not limited to, previous surveys, reports and guidelines, NHL designation and the New Jersey and National Register Nomination, will serve as the foundation for this intensive-level survey.

The survey information will enable Grantee's Planning Board, Zoning Board of Adjustment and Historic Preservation Commission to make informed land use decisions in accordance with the municipal Master Plan, local ordinances, and the Municipal Land Use Law. It will also assist the local Historic Preservation Commission in making fair, consistent and justifiable decisions.

The MINIMUM list of properties to be included at a minimum in the survey are:

(Property #, HISTORIC NAME, ADDRESS, LOT / BLOCK, YEAR / AGE, 1996 SURVEY, 1996 SURVEY recommendation)

1. Cooke Locomotive/ALCO, 1183 Madison Ave, B 6701, L 01-02, c1890/121, 1608-213, eligible
2. Wright Aeronautical Co., 110-124 Beckwith Ave, B 6508, L 4-21, c1928 / 83, 1608-501, eligible
3. Miesch Silk Mfg., 52 Cortland St, B 5607, L 01, c1880/131, 1608-064, eligible
4. Eclipse Mill, 11 20th Ave., B 6001, L 08, c1890/121, 1608-489, no
5. John Royle & Sons, 10 Essex St., B 6107, L 01, c1888/123, 1608-104, eligible
6. Wm. Strange Mills, 44 Beech St., 39 Madison, B 6209, L n/a, c1890/121, 1608-005, 1608-215, eligible
7. Barnert/Dale Mills, 463 Grand St., B 6213, L 03, c1880/131, 1608-177, eligible
8. Watson Machine, 74-102 Railroad Ave., B 6105, L 01, c1870/141, 1608-377, eligible
9. Barbour Flax Mills, 434-440, 404, Grand St., B 6104, L 01, c1890/121, 1608-175, eligible
10. Meisch Silk Co., 468 Totowa Av, B 801, L 09, 1900/111, 1608-418, eligible
11. J.S. Sowerbutt, 28-36 , Paterson Ave., B 3117, L 15, 1906/105, 1608-365, no
12. Hinchliffe Brewery, 63 Governor St., B 3115, L 08, c1870/141, 1608-164, eligible
13. Hall Mills, 94 Fulton St., B 3112, L n/a, c1899/112, 1608-148, eligible
14. Manhattan Shirt, 111-223, 211-237, 223-237, River St, B 3101, L 06-08, c1910/101, not listed, ?
15. Peerless Plush, 51-79 , Franklin St, B3010, L 01, c1900/111, not listed, ?
16. Sipp Machine Co., 48-62 , Warren St, B 3005, L 01, c1900/111, not listed, ?
17. R. Gaede, Silk Dyers, 2-12 E. Main St, B 125, L 06, c1895/116, not listed, ?
18. National Silk Dye, 6-34 Piercy St., B 115, L 01, c1915/96, not listed, ?
19. W & M Bergen, 578 East 19 St., B 3401, L 09-10, c1915/96, 1608-091, no
20. Aaronsohn Mill, 245 10th Ave., B 3204, L n/a, c1890/121, 1608-474, eligible
21. Susquehanna Silk Dyeing Co., 196-202 , E. 16th St., B 2810, L 06, c1915/96, not listed, ?
22. New Standard Aircraft, 230-242 , E. 16th St., B 2801, L 01, c1920/91, not listed, ?
23. C. DeGrado, Silk Dyeing Co., 169-179 , East 7th St., B 1806, L 03, c1919/92, not listed, ?
24. Pierre Thorneaux, Silk Dyeing, 7-37 Sixth Ave., B 1902, L 07, c1895/116, not listed, ?

25. Auger & Simon , Silk Dyers, 20-40 , East Fifth St., 53 Branch St., B 1902, L 02-03, c1895/116, not listed, ?
26. Weidman , Silk Dyeing, 5 Fifth Ave., B 1901, L 01, c1895/116, not listed, ?
27. Riverside Silk Mill, 781 River St., B 2204, L 07-08, 1889/122, 1608-383, eligible
28. International , Print & Dye , 35-39 First Ave, B 2301, L 07, c1910/101, not listed, ?
29. Castle Piece Dye & Finishing, 90 2nd Ave., B 2310, L 01, 1920/91, 1608-471, no
30. Empire, Piece Dyeing, 102-124 Madison Ave., B 2403, L 02-05, c1910/101, not listed, ?

The survey must be conducted in accordance The Guidelines for Architectural Survey (Guidelines), which can be found on the web at <http://www.state.nj.us/dep/hpo/1identify/survarcht.htm>. The survey data will be gathered using a database application provided by the New Jersey Historic Preservation Office (HPO) and mapping will be based on GIS data. The results of the survey shall be compiled in a report that presents intensive-level research, eligibility findings, and summarizes the overall survey effort.

The Grantee will receive two (2) complete sets of the completed survey products at the time of project completion, one to be retained by the subgrantee and one to be submitted to the HPO.

INTENSIVE LEVEL SURVEY

The Grantee's consultant shall conduct an Intensive Level Survey consisting of preparation of HPO approved survey forms for a minimum of 30 historic resources. The forms shall consist of base form, attachments and eligibility worksheet for each property documented. All forms must be submitted to the Grantee and HPO in electronic and hard copy. The electronic copy must be submitted as a Microsoft Access 2003 database in the data-structure provided by the HPO. The hard copy inventory forms will be generated from the database

INTENSIVE LEVEL SURVEY REPORT

The Grantee's consultant shall prepare an intensive-level survey report in accordance with Section 3.5 of the Guidelines for Architectural Survey. The report will be comprised of at least 30 pages of text (12pt type in a single spaced format), not including survey forms, maps, photos and illustrations. The final report must be submitted to the Grantee and HPO in both electronic and hard copy. The electronic copy must be submitted on diskette or CD-ROM as a Microsoft Word document.

The report will include the following sections: title page, abstract, table of contents, list of illustrations, introduction, background research including historic overview and contexts, research design, descriptions of architectural survey, interpretations and conclusions, and recommendations. It will be illustrated with contemporary and historic photographs and maps, and will be accompanied by a bibliography. Appendices will include resumes of project personnel, the scope of work and accepted proposal, and survey forms.

SURVEY SPECIAL CONDITIONS

Photography

Survey photography shall include at least one image of the entire principal elevation or view for every historic property in the intensive level survey. Photographs should be taken using a camera setting of either 1600 x 1200 pixels at 180 resolution or 2592 x 2944 pixels at 180 resolution. Additional photographs, which clearly contribute to an understanding of the property's significance, are strongly recommended. The survey report must incorporate a sturdy sleeve containing a CD with all of the digital images used in the report. Image files in the CD must be in .jpg or .tif format and have a minimum resolution of two megapixels (approximately 1600 x 1300 pixels). Photographs must be of sufficient visual quality and clarity to accurately convey the subject matter.

Note: The photos shall be taken with a professional grade Single Lens Reflex (SLR) camera using either a 24-210 or 70-210 mm lens.or HPO approved alternate.

GIS MAPPING

To be provided by the State Historic Preservation Office.

SCHEDULE

1/31/2012: Grantee must have attended the Grant Administration workshop

6/15/2012: Grantee shall engage a qualified professional or firm to perform the survey work.

6/22/2012: Grantee's consultant shall submit a survey methodology for HPO approval before proceeding

7/20/2012: Grantee shall submit an Interim Expenditure Report and request for reimbursement.

9/1/2012:: Grantee must submit Final Expenditure Report and final Reimbursement Request and all project deliverables.

**GRANT AGREEMENT
BETWEEN

PATERSON CITY
(Name of Grantee)
AND
THE STATE OF NEW JERSEY
BY AND FOR
THE DEPARTMENT OF ENVIRONMENTAL PROTECTION**

GRANT IDENTIFIER: HE11-002

PROJECT REQUIREMENTS

The Grantee shall comply with the requirements set forth below, as well as any rules and regulations promulgated pursuant to the program's enabling legislation, if any, N.J.S.A. _____. See N.J.A.C. _____. Listed below are specific requirements, including special conditions, of the program and the project covered by this agreement. This Attachment D-1 comprises [1] pages, including this page.

CONDITIONS:

This subgrant will be administered and work will be performed in accordance "National Register Programs Guideline" and all documentation required by the "Guideline" will be maintained on file for audit and State Program Approval purposes. The project will be performed in accordance with the Secretary of the Interior's "Standards and Guidelines" for Preservation Planning and the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings" and "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." Principal project personnel will meet 36 CFR 61 Professional Qualifications Standards.

Final products which do not conform to the terms and conditions of this Grant Agreement or which do not meet the above cited Secretary of the Interior's "Standards" will not be eligible for reimbursement.

The Grantee will maintain on file evidence of compliance with Federal, State, and local competitive procurement requirements for professional services, consultant services, and subcontracts. Evidence of competitive procurement denoted by an asterisk (*) must be on file with the Department before any grant work is undertaken. Evidence of competitive procurement will include all applicable items on the following Request for Proposal and Competitive Procurement Checklist:

1. Completed Subcontractor Certification (DEP-069 G, Attachment F).*
2. Stockholder Disclosure.
3. Request for Proposal (RFP) Package.*
4. Evidence that the Grantee has solicited Minority Business Enterprises, Women business Enterprises and Small Business. To qualify for these categories, the standards of eligibility established by the Department of Commerce and Economic Development must be met.
5. Copies of three (3) published Legal Notices with Affidavit(s) of Publication (including Affirmative Action Language).
6. List of bidders requesting RFP information.
7. List of proposals received for consideration.
8. Copies of top three (3) contenders' proposals.*
9. Copies of all rejection letters.
10. Resolution of Acceptance.
11. Brief statement justifying the selection made.*
12. Copy of draft contract (for HPO review and approval).*
13. Copy of the full executed contract (must be submitted before any reimbursements will be released).*

The Grantee shall ensure that any Department of Environmental Protection (DEP) or U.S. Department of the Interior, National Park Service (NPS) employee(s) performing any services, compensated or uncompensated, for the Historic Preservation Fund (HPF) grant

have filed a Secondary Employment Form or Conflict of Interest Waiver with his/her primary employer. Confirmation that clearance has been approved by the primary employer must be submitted to the Historic Preservation Office (HPO) prior to the first scheduled reimbursement for this project. The Grantee is responsible for ensuring that all persons who have not obtained the required clearances do not participate in any grant related activities. The failure of the Grantee to comply with this special condition may result in Termination, Expiration, and Suspension of the grant in accordance with Section XVIII of the General Terms and Conditions and

Attachment A, Section XII, Modification, G. If the Grantee determines that no DEP or NPS personnel are participating in any grant or grant related activities, a written statement confirming that there are no DEP or NPS personnel shall be provided in lieu of the Secondary Employment Form(s) or Conflict of Interest Waiver(s).

The Grantee shall incorporate the Historic Preservation Office logo and following acknowledgments in all printed materials, publications and reports prepared and/or printed as a result of grant assistance under this Agreement:

This (printed material, publication or report) has been financed in part with the federal funds from the National Park Service, U.S. Department of the Interior, and administered by the Department of Environmental Protection, Historic Preservation Office. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the U.S. Department of the Interior.

This project received federal financial assistance for the identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin or handicap in its federally assisted programs. If you believe that you have been discriminated against in any program, activity or facility, as described above, or if you desire further information, please write to:

Office of Equal Opportunity
National Park Service
1849 C Street NW
Washington, DC 20240

CERTIFICATION

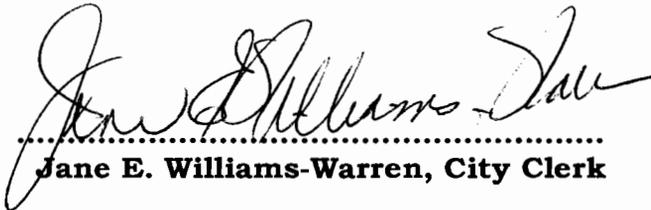
I, **Jane E. Williams-Warren**, City Clerk to the City of Paterson and to the CITY COUNCIL of said City, DO HEREBY CERTIFY that the attached is a true copy of **“RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION TO N.J. DEPT. OF ENVIRONMENTAL PROTECTION FOR A CERTIFIED LOCAL GOVERNMENT (CLG) HISTORIC PRESERVATION PLANNING GRANT FOR A SURVEY, INVENTORY AND CONDITIONS ASSESSMENT OF HISTORIC INDUSTRIAL MILL BUILDINGS LOCATED THROUGHOUT THE CITY OF PATERSON.”**

Adopted by the said Council on **February 8, 2011** as copied from and compared with the original now remaining on file in my office.

IN TESTIMONY WHEREOF,

I have hereunto set my hand and affixed the seal of the City of Paterson, this **17th** day of **February Two Thousand and Eleven.**

Seal


.....
Jane E. Williams-Warren, City Clerk

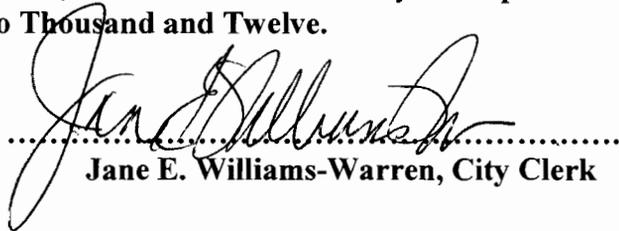
CERTIFICATION

I, Jane E. Williams-Warren, City Clerk to the City of Paterson and to the CITY COUNCIL of said City, DO HEREBY CERTIFY that the attached is a true copy of A Resolution authorizing submission of application to N.J. Dept. of Environmental Protection for a Certified Local Government (CLG) Historic Preservation Planning Grant for a Survey, Inventory and Conditions.

Adopted by the said Council on **February 8, 2011**
as copied from and compared with the original now remaining on file in my office.

Further be advised that this Resolution is still effective as of April 30, 2012, and has not been rescinded.

IN TESTIMONY WHEREOF, I have hereunto set my
hand and affixed the seal of the City of
Paterson, this **30th** day of **April**
Two Thousand and Twelve.


.....
Jane E. Williams-Warren, City Clerk

Seal

Resolution of the City of Paterson, N.J.

No. 15

Res. # 11:078

Date of Adoption FEBRUARY 8, 2011

Division COMMUNITY DEVELOPMENT

Factual Contents Certified By

TITLE: **RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION TO N.J. DEPT. OF ENVIRONMENTAL PROTECTION FOR A CERTIFIED LOCAL GOVERNMENT (CLG) HISTORIC PRESERVATION PLANNING GRANT FOR A SURVEY, INVENTORY AND CONDITIONS**

[Signature]
Title
Date 12/2/10

Approved As to Form and Legality on Basis of Facts Set Forth

[Signature]
CORPORATION COUNSEL
Date

COUNCILPERSON ANDRE SAYEGH

Introducing the Following Resolution:

ASSESSMENT OF HISTORIC INDUSTRIAL MILL BUILDINGS LOCATED THROUGHOUT THE CITY OF PATERSON

WHEREAS, the governing body of the City of Paterson desires to apply for and obtain a CLG Historic Preservation Grant in the amount of \$20,000 for the preparation of a survey, inventory and conditions assessment of historic industrial mill buildings throughout the City of Paterson, from the Department of Environmental Protection, Division of Parks and Forestry, Historic Preservation Office; and

WHEREAS, in order to obtain such a grant, it is necessary that the City of Paterson submit an application to and enter into an agreement with the New Jersey Department of Environmental Protection with regard to any such grant which may be offered to the City of Paterson.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Paterson that the Mayor is authorized to apply for a grant in the amount of \$20,000 in accordance with all pertinent terms, conditions and requirements which may be established for such an application and further, to accept and agree to comply with and fulfill, each of the understandings and assurances contained in said application.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to execute any and all documents necessary for the submission and completion of such an application on behalf of the City of Paterson.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to provide any and all information which may be required in order to obtain such a grant.

BE IT FURTHER RESOLVED that, in the event that the Department of Environmental Protection determines to offer the City of Paterson a Historic Preservation Grant pursuant to its application, the City of Paterson shall be required to provide a 40% local matching share not to exceed \$8,000.00, of which at least half shall be in-kind professional staff

**RESOLUTION AUTHORIZING SUBMISSION
OF APPLICATION TO N.J. DEPT. OF
ENVIRONMENTAL PROTECTION FOR A
CERTIFIED LOCAL GOVERNMENT (CLG)
HISTORIC PRESERVATION PLANNING GRANT
FOR A SURVEY, INVENTORY AND CONDITIONS
ASSESSMENT OF HISTORIC INDUSTRIAL MILL
BUILDINGS LOCATED THROUGHOUT THE CITY
OF PATERSON**

(Page 2)

services and the balance shall be a cash equivalent available and committed for this project.

BE IT FURTHER RESOLVED that in the event that the Department of Environmental Protection determines to offer the City of Paterson a CLG Historic Preservation Grant pursuant to its application, Mayor Jeffery Jones is hereby authorized and directed to execute a grant agreement with the Department of Environmental Protection on behalf of the City of Paterson for the amount of the grant, and to execute amendments thereto which do not increase the City's obligations.

BE IT FURTHER RESOLVED that in the event that the Department of Environmental Protection determines to offer the City of Paterson a CLG Historic Preservation Grant pursuant to its application, the Mayor is hereby authorized and directed to execute an agreement with professionally qualified consultants to carry out the purposes of the grant application.

BE IT FURTHER RESOLVED that the City of Paterson agrees to comply with all federal, state, and municipal laws, rules and regulations in its performance pursuant to the grant agreement.

**RESOLUTION AUTHORIZING SUBMISSION
OF APPLICATION TO N.J. DEPT. OF
ENVIRONMENTAL PROTECTION FOR A
CERTIFIED LOCAL GOVERNMENT (CLG)
HISTORIC PRESERVATION PLANNING GRANT
FOR A SURVEY, INVENTORY AND CONDITIONS
ASSESSMENT OF HISTORIC INDUSTRIAL MILL
BUILDINGS LOCATED THROUGHOUT THE CITY
OF PATERSON**

(Page 3)

STATEMENT OF PURPOSE

The purpose of this grant is to prepare an inventory and assessment of historic industrial mill buildings and complexes throughout the City of Paterson that are also outside of the Great Falls Historic District. The inventory will help identify current conditions, current uses and historic significance of these resources to guide further planning for heritage tourism, adaptive reuse and historic preservation of this special category of structures throughout Paterson.

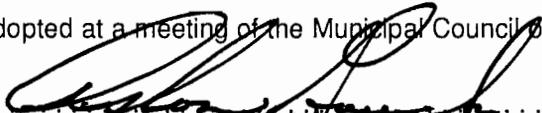
C:\Documents and Settings\pforsman\ACTING CORPORATION COUNSEL FOLDERS\CD\2010 CD\PLD-CD Committee - Historic Preservation 2010 CLG Grant Resolution-FORM APPROVED PAUL FORSMAN-Nov 30, 2010.doc

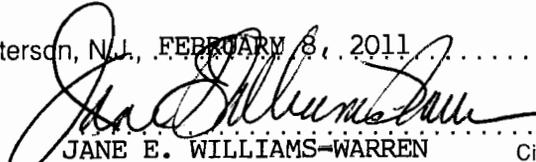
SECONDED BY COUNCILPERSON . VERA AMES-GARNES

Do Not Use Space Below This Line

RECORD OF COUNCIL VOTE ON FINAL PASSAGE	AYE	NAY	ABSTAIN	ABSENT
1. AMES-GARNES, VERADENE	X			
2. DAVIS, ANTHONY	X			
3. GOOW, ASLON	X			
4. McKOY, WILLIAM C.	X			
5. MORRIS, KENNETH	X			
6. RODRIGUEZ, RIGO	X			
7. SAYEGH, ANDRÉ	X			
8. TAVAREZ, JULIO				X
9. WIMBERLY, BENJIE E.	X			

Adopted at a meeting of the Municipal Council of the City of Paterson, N.J., FEBRUARY 8, 2011


ASLON GOOW, SR. President of the Council


JANE E. WILLIAMS-WARREN City Clerk

This Resolution when adopted must remain in the custody of the City Clerk. Certified copies are available.

**GRANT AGREEMENT
BETWEEN
PATERSON CITY
(Name of Grantee)
AND
THE STATE OF NEW JERSEY
BY AND FOR
THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
GRANT IDENTIFIER: HE11-002
SUBCONTRACTOR CERTIFICATION**

As a condition of the State's consent to the subcontract entered into between _____ (the "subcontractor") and **PATERSON**

CITY (the "Grantee") (such subcontract, the "subcontract") for work in furtherance of the grant agreement with the State of New Jersey (the "State") captioned above (the "grant agreement") and in consideration of any payment or benefit the subcontractor may receive for its performance of the subcontract, the subcontractor agrees that the following terms, provisions, and conditions ("terms") shall be additional terms of the subcontract, shall inure to the benefit of the State, and shall not be modified in any way without the written agreement of the State:

1. With respect to all services and goods the subcontractor provides pursuant to the subcontract or in furtherance of the grant agreement, the subcontractor shall comply with, and shall be bound by, all terms of the grant agreement (excepting only (a) those terms, if any, requiring the provision of goods or services not required by the subcontract, (b) the following Sections of the General Terms and Conditions of the grant agreement: IV, IX, X, XI, XIII, XV, XVI, XVII, and XXII, and (c) Attachments B, B-1, B-2, C, and G) as though it were the Grantee and as though all such terms were explicit terms of the subcontract for the benefit of the State as third party beneficiary. The subcontractor acknowledges that the Grantee has given it a complete copy of the grant agreement and that it is familiar with all of the grant agreement's terms.
2. The subcontractor acknowledges and accepts that it is an independent principal working for the Grantee and has no relationship with the State in connection with the grant agreement as its agent, servant, employee, grantee, contractor, or otherwise.
3. The subcontractor shall make no claim or demand against the State, its officers, its agents, its servants, or its employees (the "State or its agents") (a) which arises out of or in connection with, or which is based on, (i) the subcontract or the grant agreement, (ii) any services or goods the subcontractor provides pursuant to the subcontract or in furtherance of the grant agreement, or (iii) the relationship between the subcontractor and the Grantee in connection with the subcontract or (b) which would not exist if the subcontract did not exist.
4. The subcontractor shall defend, indemnify, protect, and save harmless the State, its officers, its agents, its servants, and its employees from and against any damage, claim, demand, liability, judgment, loss, expense, or cost (collectively, "damage") arising, or claimed to arise, from, in connection with, or as a result of, the subcontractor's performance, attempted performance, or failure to perform in connection with the subcontract (collectively, "performance"), regardless of whether such performance was undertaken by the subcontractor, its officers, its directors, its agents, its servants, its employees, its subcontractors, or any other person at its request, subject to its direction, or on its behalf. As nonrestrictive examples only, this indemnification shall apply, but shall not be limited, to (a) any settlement by the State of any claim or judgment against the State or its agents, provided the subcontractor had the opportunity to participate in the settlement negotiation, and (b) all attorneys' fees, litigation costs, and other expenses of any nature, incurred by the State in connection with any damage. The subcontractor (a) shall immediately notify the State of any damage for which it or the State might be liable and (b) shall, at its sole expense, (i) appear, defend, and pay all charges for attorneys, all costs, and all other expenses incurred in connection with any damage and (ii) promptly satisfy and discharge any judgment rendered against the State or its agents, or any settlement entered into by the State, for any damage. The subcontractor shall not assert any defense which would be available to the State but not to the subcontractor, whether arising pursuant to the New Jersey Tort Claims Act or otherwise, without having first obtained the written approval of the New Jersey Division of Law. This agreement to indemnify shall continue in full force and effect after the termination or expiration of the subcontract and the grant agreement. The subcontractor does not hereby agree to indemnify the State against damage to the extent it results from the State's tortious action or inaction for which it would be liable under the New Jersey Tort Claims Act. As soon as practicable after it receives a claim for damage made against it, the State shall notify the subcontractor in writing and shall have a copy of such claim forwarded to the subcontractor.

Date: _____, _____

(print name of subcontractor)

by:

(signature)

(print name)

(print title)

ATTEST:

(signature of another officer of subcontractor,
if corp. or org.; otherwise, person as witness)

(number and street)

(print name and title)

(municipality, state, and zip code)

(telephone number)

CERTIFICATION*

I, _____, _____, of
(print name) (print title)

_____ certify that the individual who executed this
(print subcontractor's name)
Subcontractor Certification on behalf of the subcontractor was duly authorized to do so.

ATTEST:

(signature of subcontractor's secretary or equivalent)

(signature of another officer of subcontractor,
if corp. or org.; otherwise, person as witness)

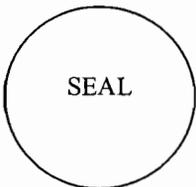
(print name)

(print name)

(print title)

(print title)

Date: _____



***This certification must be completed if the subcontractor is an organization, rather than a sole proprietorship.**

**GRANT AGREEMENT
BETWEEN
PATERSON CITY
(Name of Grantee)
AND
THE STATE OF NEW JERSEY
BY AND FOR
THE DEPARTMENT OF ENVIRONMENTAL PROTECTION
GRANT IDENTIFIER: HE11-002**

STATEMENT OF ADEQUACY OF ACCOUNTING SYSTEM*

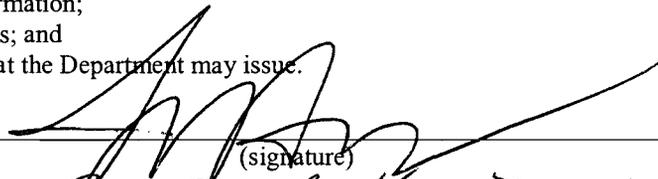
If Grantee is a governmental agency, complete Section A. If Grantee is a non-governmental agency, complete Section B.

Section A: Governmental Agency

I am the Comptroller General of Paterson (Print title of Chief Financial Officer) of **Paterson City** and, in this capacity, I will be responsible for establishing and maintaining the financial statements for the project **Architectural Survey**. The accounting system that will be established and maintained for the purpose of this agreement will be adequate to:

1. provide for accurate identification of the receipts and expenditures of funds by approved budget cost categories;
2. provide for documentation supporting each book entry, filed in such a way that it can be easily located;
3. provide accurate and current financial reporting information;
4. be integrated with a strong system of internal controls; and
5. conform to any and all requirements or guidelines that the Department may issue.

Date: 4/26/12



 (signature)
Anthony Zambardo

 (print name)

Section B: Non-governmental Agency

I am a certified public accountant duly licensed public accountant and have been engaged to examine the financial statements of **Paterson City** which will be maintained for the project **Architectural Survey**.

In my opinion, the accounting system and internal controls in use to be established on _____ for this agreement are will be adequate to:

1. provide for accurate identification of the receipts and expenditures of funds by approved budget cost categories;
2. provide for documentation supporting each book entry, filed in such a way that it can be easily located;
3. provide accurate and current financial reporting information; and
4. conform to any and all requirements or guidelines that the Department may issue.

Date: _____

 (signature)

 (print name)

 (print title)

* This form must be completed as part of the agreement if required by Section VI.A of Attachment A, Additional Provisions and Special Modifications

REFERENCE BIBLIOGRAPHY

This bibliography is provided for reference purposes only. It lists documents incorporated by reference into this agreement and other documents which might be helpful to the Grantee.

A. New Jersey Department of the Treasury

- State Circular Letter 04-04-OMB : Single Audit Policy for Recipients of Federal Grants, State Grants and State Aid
- State Grant Compliance Supplement

B. United States General Accounting Office

- Government Auditing Standards (Yellow Book)

C. United States Office of Management and Budget

- Circular A-21: Cost Principles for Educational Institutions
- Circular A-87: Cost Principles for State, Local, and Indian Tribal Governments
- Circular A-102: Grants and Cooperative Agreements with State and Local Governments
- Uniform Administrative Requirements for Grants and Cooperative Agreements with State and Local Governments (Common Rule), (March 11, 1988)
- Circular A-110: Uniform Administrative Requirements for Grants and Other Agreements with Institutions of Higher Education, Hospitals and Other Nonprofit Organizations
- Circular A-122: Cost Principles for Nonprofit Organizations
- Circular A-133 Revised: Audits of States, Local Governments, and Non-profit Organizations
- Compliance Supplement for Single Audits of State and Local Governments-Uniform Requirements for Grants to State and Local Governments (Compliance Supplement, Revised)

- A-21 (2 CFR Part 220), A-87 (2 CFR Part 225), and A-122 (2 CFR Part 230)

D. American Institute of Certified Public Accountants (“AICPA”)

- State and Local Governments – Audit and Accounting Guide
- Not-for-Profit Organizations — AICPA Audit and Accounting Guide
- Auditing Recipients of Federal Awards: Practical Guidance for Applying OMB Circular A-133
- Government Auditing Standards and Circular A-133 Audits – AICPA Audit and Accounting Guide

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Lanisha D. Makle, Director

Jeffery Jones
MayorDIVISION OF
HISTORIC PRESERVATION

RECEIVED

Gianfranco Archimede, Director

SEP 12 2012

August 8, 2012

Andres Tingey
Principal Historic Preservation Specialist
State Historic Preservation Office
NJ Dept. of Environmental Protection,
Natural and Historic Resources
Mail Code 501-04B, P.O. Box 420
Trenton, NJ 08625-0420

HISTORIC PRESERVATION OFFICE
RE: PATERSON HISTORIC MILLS
INTENSIVE LEVEL SURVEY
CLG GRANT PROJECT
REQUEST FOR MODIFICATION
OF BUILDING LIST DUE TO
DEMOLITIONS
PROJECT # HE12-485

Dear Ms. Tingey,

During the time between submission of the grant application for this intensive-level survey project and present, Paterson has endured the unfortunate loss of two sites that were on the list of buildings first proposed for survey. These are the **John Royle & Sons machine works, 10 Essex Street**, and **Empire Piece Dyeing, 112-124 Madison Ave.**

I am writing to request your consideration of two sites that may be substituted for those lost:

#	HISTORIC NAME	ADDRESS	LOT / BLOCK	YEAR / AGE	1996 SURVEY	1996 SURVEY recommendation
5	John Road Mill	200 Gould Av.	B 1228 L 01	c1885/127	1608-162	eligible
30	Morriser Machine	200 Van Houten	B R129 L 01	c1900/112	1608-440	Not eligible (C)

The sheets from the 1996 Louis Berger survey are included for your reference. Please do not hesitate to contact me for further clarification or assistance that I can provide.

Sincerely,

Gianfranco Archimede, MS RPA
Division of Historic Preservation
City of Paterson

CONCUR	
 Andres Tingey CLG Grant Admin	9/27/12 DATE

Appendix B

REQUEST FOR PROPOSALS (RFP)

CITY OF PATERSON
Purchasing Division

REQUEST FOR PROPOSAL

**FOR ARCHITECTURAL AND HISTORIC PRESERVATION
PROFESSIONAL SERVICES FOR INTENSIVE LEVEL CLOSED THEMATIC
SURVEY OF HISTORIC INDUSTRIAL MILLS AND COMPLEXES
IN THE CITY OF PATERSON**

RFP NO. 2013-3

**DEPARTMENT OF COMMUNITY DEVELOPMENT
HISTORIC PRESERVATION COMMISSION**

A REQUEST FOR SEALED PROPOSALS HAS BEEN ADVERTISED ON:

TUESDAY, JULY 10, 2012

**SEALED PROPOSALS MUST BE IN THE HANDS OF THE PURCHASING AGENT
OR HIS DESIGNEE LOCATED AT:**

**CITY HALL
PURCHASING DIVISION
155 MARKET STREET,
4TH FLOOR
PATERSON, N.J. 07505
TEL: 973-321-1340 FAX: 973-321-1341**

ON: FRIDAY, AUGUST 10, 2012

TIME: 2:00 P.M.

**IMPORTANT NOTICE TO PROPOSERS
PROPOSER FINAL CHECK SHEET**

	PAGE NO.	INITIAL
1. CHECK-OFF LIST	(1)	_____
2. NOTICE	(2)	
3. DISCLOSURE STATEMENT	(3)	
4. OWNERSHIP STATEMENT COMPLIANCE FORM PUBLIC LAW 1977 CHARTER 33	(4&5)	_____
5. NON-COLLUSION AFFIDAVIT <i>(THIS FORM MUST BE NOTARIZED)</i>	(6)	_____
6. CONTACT PERSON	(7)	_____
7. AFFIRMATIVE ACTION MANDATORY LANGUAGE EXHIBIT A	(8&9)	_____
8. AMERICAN W/DISABILITIES ACT 1990	(10)	_____
9. SCOPE OF SERVICE	(11&15)	_____
10. PROCESSING OF PROPOSAL	(16)	_____
11. PROPOSAL AGREEMENT	(17)	_____
12. BUSINESS REGISTRATION CERTIFICATE (PER P.L.2004,c.57)	(18)	
13. ADDENDUM RECEIPT (IF APPLICABLE)	(19)	_____
14. BUSINESS ENTITY DISCLOSURE CERTIFICATION	(20&21)	_____
15. RIGHT TO EXTEND (PROPOSAL FEE)	(22)	_____

NOTICE

THE CITY OF PATERSON, NEW JERSEY SHALL RECEIVE SEALED REQUEST FOR PROPOSAL AT THE PURCHASING OFFICE, 4TH FLOOR, CITY HALL, 155 MARKET STREET, PATERSON, NEW JERSEY 07505 UNTIL 2:00 P.M. PREVAILING TIME, ON AUGUST 10, 2012 FOR THE FOLLOWING: **REQUEST FOR PROPOSAL FOR ARCHITECTURAL AND HISTORIC PRESERVATION PROFESSIONAL SERVICES FOR INTENSIVE LEVEL CLOSED THEMATIC SURVEY OF HISTORIC INDUSTRIAL MILLS AND COMPLEXES IN THE CITY OF PATERSON RFP NO. 2013-3**

REQUEST FOR PROPOSAL MAY BE OBTAINED FROM: CITY HALL, 4TH FL., PURCHASING DIVISION, 155 MARKET STREET, PATERSON, NJ 07505 TEL: 973-321-1340 FAX: 973-321-1341

PROPOSAL MUST BE SUBMITTED ON THE STANDARD PROPOSAL FORM PROVIDED IN THE MANNER DESIGNATED THEREIN, AND MUST BE ENCLOSED IN A SEALED ENVELOPE BEARING THE TITLE AND RFP NUMBER, NAME AND ADDRESS OF THE PROPOSER ON THE OUTSIDE; ADDRESSED TO MR. HARRY M. CEVALLOS, PURCHASING AGENT, AND DELIVERED TO THE ABOVE ADDRESS AT THE DATE AND TIME SET AT THE PLACE HEREIN. THE CITY OF PATERSON IS NOT RESPONSIBLE FOR ANY HAND DELIVERED OR THIRD PARTY DELIVERED RFP WHICH DO NOT ARRIVE AT THE PROPER TIME OR LOCATION. ANY SUCH PROPOSAL WILL BE RETURNED UNOPENED TO THE VENDOR.

ALL DOCUMENTS CONTAINED IN THIS PACKAGE MUST BE RETURNED TO THE CITY OF PATERSON IN THEIR ORIGINAL FORM. NO SUBSTITUTIONS, ALTERATIONS, OR MODIFICATIONS OF ANY OF THE RFP DOCUMENTS ARE PERMITTED.

PROPOSERS MUST COMPLY WITH REGULATIONS OF THE "NEW JERSEY LOCAL PUBLIC CONTRACT LAW", AFFIRMATIVE ACTION REGULATIONS P.L. 1975, CI27. (N.J.A.C. 17.27), THE NEW JERSEY PREVAILING WAGE ACT 12:60-1 ET SEQ. P.L.1963, CHAPTER 150 (N.J.S.A.34:11-56-1 ET. SEQ. AND N.J.S.A.34:11-56.25 ET. SEQ.) AND THE NEW JERSEY CONTRACTOR BUSINESS REGISTRATION ACT N.J.S.A.52:32-44(P.L.2004, C57)

THE CITY COUNCIL OF THE CITY OF PATERSON RESERVES THE RIGHT TO CONSIDER THE PROPOSAL FOR SIXTY (60) DAYS AFTER RECEIPT THEREOF, AND FURTHER RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS, WAIVE INFORMALITIES, AND MAKE SUCH AWARDS OR TAKE ACTION AS MAY BE IN THE BEST INTEREST OF THE CITY OF PATERSON

DEFINITION:

THE CITY OF PATERSON IS REQUESTING PROPOSALS FOR ARCHITECTURAL / HISTORIC PRESERVATION PROFESSIONAL SERVICES TO COMPLETE AN INTENSIVE-LEVEL, CLOSED THEMATIC SURVEY OF HISTORIC INDUSTRIAL MILLS AND COMPLEXES THROUGHOUT THE CITY OF PATERSON. THE SURVEY MUST MEET STRICT REQUIREMENTS AND STANDARDS IN COMPLIANCE WITH THE "GUIDELINES FOR ARCHITECTURAL SURVEY" PUBLISHED BY THE NJ STATE HISTORIC PRESERVATION OFFICE. THE GOALS OF THE PROJECT ARE TO ENABLE THE PATERSON LAND USE DIVISIONS AND BOARDS TO MAKE INFORMED DECISIONS IN ACCORDANCE WITH THE MUNICIPAL MASTER PLAN, LOCAL ORDINANCES, AND THE MUNICIPAL LAND USE LAW, AND FOR USE IN PRESERVATION/REUSE PLANNING, CULTURAL TOURISM PLANNING, AND OVERALL COMMUNITY DEVELOPMENT PLANNING EFFORTS, AS WELL AS TO FILL A DATA GAP IN THE CURRENT CITYWIDE ARCHITECTURAL SURVEY CONCERNING INDUSTRIAL BUILDINGS AND SITES. THIS PROJECT IS DRIVEN BY HISTORIC PRESERVATION REGULATORY METHODOLOGY AND REVIEW. RESPONDENTS SHOULD BE EXPERIENCED AND FAMILIAR WITH SUCH PROJECTS AND THEIR REQUIREMENTS. A MINIMUM OF THE SERVICES OF AN ARCHITECTURAL HISTORIAN QUALIFIED IN ACCORDANCE WITH THE NATIONAL PARK SERVICE PROFESSIONAL QUALIFICATION STANDARDS.

HARRY CEVALLOS, QPA, R.P.P.S.
PURCHASING AGENT
CITY OF PATERSON

DISCLOSURE STATEMENT

BY SUBMISSION OF THIS PROPOSAL, THE VENDOR CERTIFIES THAT NO EMPLOYEE OR ELECTED OFFICIAL OF THE CITY OF PATERSON IS EMPLOYED BY OR HAS ANY OWNERSHIP INTEREST IN THE FIRM SUBMITTING THE PROPOSAL.

Signature

DATE

OWNERSHIP STATEMENT per PL 1977 Chapter 33

N.J.S.A. 52:25-24.2 (P. L. 1977, c. 33) requires each Corporation, Partnership, Limited Partnership, Limited Liability Partnership, Limited Liability Corporation, Subchapter S Corporation and Sole Proprietorship or other legal entity submitting a proposal to any governmental agency to accompany that proposal with a statement of ownership listing the name, address of each individual owning ten percent (10%) or more of the Corporation, Partnership, Limited Partnership, Limited Liability Partnership, Limited Liability Corporation, Subchapter S Corporation and Sole Proprietorship or other legal entity. In addition, if one or more of such owners (stockholder, partners in a partnership, etc.) is itself a corporation, partnership or other legal entity, the stockholders holding 10% or more of that corporation or the individual partners owning 10% or greater interest in that partnership or any principal owning 10% or more interest in any other such legal entity, as the case may be, shall also be listed. This form, or any appropriate listing on the proposer's letterhead containing similar information, must be included in the proposal when the proposal is originally submitted.

It is mandatory that proposers submit the required information; it will not be accepted after the receipt of proposals. Failure to submit a stockholder disclosure statement which conforms to the requirements of the above statute will result in rejection of the proposal.

I certify that the list below contains the names and home addresses of all stockholders holding (10%) or more of the issued and outstanding stock of the undersigned.

OR

I certify that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business organization:

- Partnership Corporation Sole Proprietorship Limited Partnership
 Limited Liability Corporation Limited Liability Partnership Subchapter S Corporation

Sign and authorize the form below, and, if necessary, complete the Stockholder list below:

Name	Home Address	Percentage of Ownership
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____

Authorized Signature and Title

Name of Company

Subscribed and sworn to before me this
... .. Day of _____ 2013

(Notary Public)

My Commission expires _____

If one or more owners of the undersigned is itself a Corporation, Partnership or other legal entity, the stockholders holding 10% or more of that corporation or the individual partners owning 10% or greater interest in that partnership or any principal owning 10% or more interest in any principal owning 10% or more interest in any other such legal entity shall be listed below

I certify that the list below contains the name & address of all stockholders holding 10% or more of the issued and outstanding stock of any of the owners of the undersigned.

I certify that no one stockholder owns 10% or more of the issued and outstanding stock of any of the owners of the undersigned.

	Name of legal entity	Name of individual owner	Home Address	% of ownership
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____

Authorized Signature _____

Name of Company _____

Subscribed and sworn to before me this _____ Day of _____, 2012

(Notary Public)

My Commission expires _____

.....

NON-COLLUSION AFFIDAVIT

State of New Jersey
County of _____

SS:

I, _____
(Name of affiant) residing in _____
(Name of Municipality)

In the County of _____ and State of _____
of full age, being duly sworn according to law on my oath depose and say that:

I am _____
(Title or position) of the firm of _____
(Name of firm)

the firm making this proposal for the RFP entitled _____
(Title of RFP)

and that I executed the said proposal with full authority to do so that said bidder has not, directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that with full knowledge that the City of Paterson relies upon the truth of the statements contained in said Proposal and in the statements contained in this affidavit in awarding the contract for said service.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by

(Company name)

Sign and notarized this form

Signature _____
Print Name

Subscribed and sworn before me this

_____ Day of _____ 2012 _____
Affiant

Notary Public of _____
Print Name & Title of Affiant

My Commission Expires _____

CONTACT PERSON

PLEASE SUPPLY THE NAME, TELEPHONE NUMBER AND FAX NUMBER OF AN EMPLOYEE THAT WE MAY USE AS A CONTACT PERSON REGARDING THE PROPOSAL IF IT IS AWARDED TO YOUR COMPANY.

IF AWARDED A CONTRACT, PLEASE ADVISE US OF ANY CHANGES THAT MAY OCCUR THROUGHOUT THE DURATION OF YOUR CONTRACT FOR THE CONTACT PERSON LISTED BELOW.

NAME: _____

PHONE NUMBER: _____

FAX NUMBER: _____

HOW MANY YEARS IN BUSINESS? _____

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE

N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)

N.J.A.C 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval

Certificate of Employee Information Report

Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at www.state.nj.us/treasury/contract_compliance/)

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase & Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase & Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to **Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.**

Revised 12/11

AMERICANS WITH DISABILITIES ACT OF 1990
Equal Opportunity for Individuals with Disability

The contractor and the City of Paterson do hereby agree that the provisions of Title 11 of the Americans With Disabilities Act of 1990 (the "Act") (42 U.S.C. S121 01 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant there unto, are made a part of this contract. In providing any aid, benefit, or service on behalf of the owner pursuant to this contract, the contractor agrees that the performance shall be in strict compliance with the Act. In the event that the contractor, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this contract, the contractor shall defend the owner in any action or administrative proceeding commenced pursuant to this Act. The contractor shall indemnify, protect, and save harmless the owner, its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages, of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The contractor shall, at its own expense, appear, defend, and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the owner's grievance procedure, the contractor agrees to abide by any decision of the owner which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the owner, or if the owner incurs any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the contractor shall satisfy and discharge the same at its own expense.

The owner shall, as soon as practicable after a claim has been made against it, give written notice thereof to the contractor along with full and complete particulars of the claim, If any action or administrative proceeding is brought against the owner or any of its agents, servants, and employees, the *owner shall* expeditiously forward or have forwarded to the contractor every demand, complaint, notice, summons, pleading, or other process received by the owner or its representatives.

It is expressly agreed and understood that any approval by the owner of the services provided by the contractor pursuant to this contract will not relieve the contractor of the obligation to comply with the Act and to defend, indemnify, protect, and save harmless the owner pursuant to this paragraph.

It is further agreed and understood that the owner assumes no obligation to indemnify or save harmless the contractor, its agents, servants, employees and subcontractors for any claim which may arise out of their performance of this Agreement. Furthermore, the contractor expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the contractor's obligations assumed in this Agreement, nor shall they be construed to relieve the contractor from any liability, nor preclude the owner from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

SCOPE OF SERVICE

FOR ARCHITECTURAL AND HISTORIC PRESERVATION PROFESSIONAL SERVICES FOR INTENSIVE LEVEL CLOSED THEMATIC SURVEY OF HISTORIC INDUSTRIAL MILLS AND COMPLEXES IN THE CITY OF PATERSON RFP NO. 2013-3

A. Purpose

The data collected in this intensive-level thematic survey effort will provide specific strategic planning information for rehabilitation and reuse solicitations by the Division of Economic Development, for heritage tourism planning for the Division of Cultural Affairs, and of course for landmark designation and preservation planning by the Historic Preservation Commission and Division of Planning & Zoning. The data will have widespread use for economic development, historic designation efforts, overall preservation prioritization, land use planning, heritage tourism planning and advancing the public awareness and appreciation of the traditional role these structures represent in their neighborhoods as nodes of social activity and economic benefit. There is also a data gap in the citywide architectural survey pertaining to industrial sites outside of the Great Falls Historic District.

B. Regulatory Requirements

1. The Contractor shall employ at a minimum the services of an Architectural Historian qualified in accordance with the National Park Service Professional Qualification Standards, Federal Regulations, 36 CFR Part 61, to produce the products identified herein.
2. The Contractor shall, in partnership with the City of Paterson Historic Preservation Division, Dept. of Community Development, produce an Intensive-Level Survey of **industrial mills and complexes** which are 50 years old or older outside the boundaries of the Great Falls, Society for Useful Manufactures Historic District. **A minimum of 30 historic resources shall be surveyed, in accordance with the table included herein.**
3. The Contractor shall carry out and produce all work and products in accordance at minimum with the guidelines and standards of the publication "Guidelines and Standards for Architectural Survey," published by the NJ State Historic Preservation Office (HPO), Dept. of Environmental Protection.
4. State-required GIS plotting for survey purposes has been satisfied and shall be provided to the Contractor for inclusion on the survey forms.

C. Project Planning and Personnel Coordination

1. The project requires limited field work and historic research. Certain field and research data will be provided by the City of Paterson Historic Preservation Division, Dept. of Community Development. Gianfranco Archimede, the HPC director and Principal Historic Preservation Specialist (HPS), will serve as the project coordinator for the City and will be involved in all aspects of the project from start to finish. He will also be responsible for providing digital field photography requirements in coordination with the Consultant; to prepare the photographic deliverables for the project from the field photography; to provide spatial data on each site in digital format to the Consultant, including historic maps, tax and parcel data (excluding title research); to arrange site access through owners on a limited basis, if required; and to provide access to research documents available in City of Paterson collections. He meets the professional qualification standards for Archaeologist and Architectural Historian. The Contractor will coordinate efforts in tandem with Gianfranco Archimede, the City of Paterson Historic Preservation Specialist, who will be involved with and monitoring the project.
2. The project is on an intensive tract, and all billable activities must be invoiced not later than September 30, 2012, and final deliverables must be delivered in **sixty days** or less following award of contract. No extensions are possible.
3. The Contractor will hold a preliminary meeting with the **City of Paterson Historic Preservation Specialist (HPS)** to discuss the project goals and all relevant details.

4. The Contractor will review governmental guidelines and standards related to producing an Intensive-level thematic survey, including "Guidelines and Standards for Architectural Survey," and the *Secretary of Interior's Standards for Treatment of Historic Structures*.
5. The Contractor will develop and propose a work plan, projected job meetings, timetable and project milestones, including draft submissions, review and edits, for approval in consultation with the City of Paterson HPS at the preliminary meeting.

D. Research Design

1. **Background** - Historic preservation planning in Paterson has existed since the 1970s with the establishment of the GFHD. Ordinances for an HPC and for a Certified Local Government were in place rather early, even before formal design guidelines were developed or a comprehensive architectural survey completed. A citywide architectural survey was first accomplished by Zakalak Associates in 1978, where proposed districts were identified as well as individual eligible buildings. The architectural survey was revisited and updated in 1996, and a citywide preservation plan was developed. The recent Master Plan of 2003 includes a historic preservation component.

While these architectural surveys were comprehensive, including architectural typologies of all sorts, there was little apparent deep understanding or historic research of industrial site development citywide, a component that would be necessary in an intensive level survey. Potential industrial districts outside of the GFHD were not identified; individual eligibility of mills was not always considered or evaluated beyond architectural criteria, although a core commercial district, several residential districts, and a public edifice district were, in addition to the GFHD, which is the only industrial district. Due to decades of planning attention and focus that the GFHD has received, a decent level of historic context and individual mill surveys have been conducted especially concerning the earliest industrial activities of the S.U.M. and locomotive production, and much more is likely due as National Park planning efforts.

For these reasons there exists a gap in the existing architectural survey data that is used for preservation planning that represents a major typology of Paterson architecture and with it, a major theme of Paterson's history. There is little to no information specific to the development of industrial districts outside of the GFHD in the surveys. And due to this, there is little context for preservation efforts in areas of the city that have significant industrial development especially during the late nineteenth and early twentieth centuries, with a strong shift and trend toward textile finishing from its manufacturing. This has resulted in a pattern of dereliction, demolition or uncharted reuse planning for large-scale mills and sites.

2. **Goals** - The data collected in the survey effort will provide specific strategic planning information for rehabilitation and reuse solicitations by the Division of Economic Development, for heritage tourism planning for the Division of Cultural Affairs, and of course for landmark designation and preservation planning by the Historic Preservation Commission and Division of Planning & Zoning. The data will have widespread use for economic development, historic designation efforts, overall preservation prioritization, land use planning, heritage tourism planning and advancing the public awareness and appreciation of the traditional role these structures represent in their neighborhoods as nodes of social activity and economic benefit. There is also a data gap in the citywide architectural survey pertaining to industrial sites outside of the GFHD.

Specifically addressing a data gap that is needed for heritage tourism planning, the survey will render wide spread public benefit by assisting Paterson to plan for attracting visitors to all parts of the city, with these buildings as specific destinations. Not only will neighborhood residents become aware of the buildings and their histories, but others visiting the GFNP or the Downtown Commercial District for tourism or entertainment will have more opportunities to return and to also visit outlying neighborhoods. This represents an expanded opportunity to realize the cooperative benefits of the GFNP with the rest of the city, creating deeper understanding, context and sense of place for both local or out of state visitors.

3. **Approach** - Preliminary map, document and field reconnaissance of sites was conducted by the City of Paterson HPS to **identify** a manageable list of thirty sites to be investigated within the parameters of this project. The sites were selected based on layered criteria consistent with the goals of the project outlined above. About half of the sites are previously surveyed, and the other half are unsurveyed. The appropriate research methodology to attain

these goals is reflected in the parameters of an "Intensive-Level Closed Thematic Architectural Survey" as defined by the NJ HPO guidelines. The research methods applied are both field work and archival research.

4. Table of Included Properties (Table D-4)

#	HISTORIC NAME	ADDRESS	LOT / BLOCK	YEAR / AGE	1996 SURVEY	1996 SURVEY recommendation
1	Conke Locomotive/ALCO	1183 Madison Ave	B 6701 L 01-02	c1890/121	1608-213	eligible
2	Wright Aeronautical Co.	110-124 Beckwith Ave	B 6508 L 4-21	c1928/83	1608-501	eligible
3	Miesch Silk Mfg.	52 Cortland St	B 5607 L 01	c1880/131	1608-064	eligible
4	Eclipse Mill	11 20 th Ave.	B 6001 L 08	c1890/121	1608-489	no
5	John Royle & Sons	10 Essex St.	B 6107 L 01	c1888/123	1608-104	eligible
6	Wm. Strange Mills	44 Beech St. 39 Madison	B 6200 L n/a	c1890/121	1608-005 1608-215	eligible
7	Barnett/Dale Mills	463 Grand St	B 6213 L 03	c1880/131	1608-177	eligible
8	Watson Machine	74-102 Railroad Ave.	B 6105 L 01	c1870/141	1608-377	eligible
9	Barbour Flax Mills	434-440, 404 Grand St	B 6104 L 01	c1890/121	1608-175	eligible
10	Miesch Silk Co.	468 Tolowa Ave.	B 801 L 09	1900/111	1608-418	eligible
11	J.S. Sowerbut	28-36 Paterson Ave.	B 3117 L 15	1906/105	1608-365	no
12	Hitchliffe Brewery	63 Governor St	B 3115 L 08	c1870/141	1608-164	eligible
13	Hall Mills	94 Fulton St.	B 3112 L n/a	c1899/112	1608-148	eligible
14	Manhattan Shirt	111-223, 211-257, 223-237, River St	B 3101 L 06-08	c1910/101	not listed	?
15	Peerless Plush	51-79 Franklin St.	B 3010 L 01	c1900/111	not listed	?
16	Sipp Machine Co.	48-62 Warren St	B 3005 L 01	c1900/111	not listed	?
17	R. Gaede Silk Dyers	2-12 E. Main St.	B 125 L 06	c1895/116	not listed	?
18	National Silk Dye	6-34 Percy St.	B 115 L 01	c1915/96	not listed	?
19	W & M Bergen	578 East 19 St.	B 3401 L 09-10	c1915/96	1608-091	no
20	Aaronsohn Mill	245 10 th Ave.	B 3204 L n/a	c1890/121	1608-474	eligible
21	Susquehanna Silk Dyeing Co.	196-202 E. 16 th St.	B 2810 L 06	c1915/96	not listed	?

22	New Standard Aircraft	230-242 E. 16 th St.	B 2801 L 01	c1920/91	not listed	?
23	C. DeGrado Silk Dyeing Co.	169-179 East 7 th St.	B 1806 L 03	c1919/92	not listed	?
24	Pierre Thorneaux Silk Dyeing	7-37 Sixth Ave.	B 1902 L 07	c1895/116	not listed	?
25	Auger & Simon Silk Dyers	20-40 East Fifth St. 53 Branch St.	B 1902 L 02-03	c1895/116	not listed	?
26	Weidman Silk Dyeing	5 Fifth Ave.	B 1901 L 01	c1895/116	not listed	?
27	Riverside Silk Mill	781 River St	B 2204 L 07-08	1889/122	1608-383	eligible
28	International Print & Dye	35-39 First Ave.	B 2301 L 07	c1910/101	not listed	?
29	Castle Piece Dye & Finishing	90 2 nd Ave.	B 2310 L 01	1920/91	1608-471	no
30	Empire Piece Dyeing	102-124 Madison Ave.	B 2403 L 02-05	c1910/101	not listed	?

E. Detailed Scope of Consultant Services

1. Development, research and preparation of a **historic overview of industrial development in Paterson**, perhaps by **industrial sectors** (textiles, machining, founding, dyeing/finishing, etc.), noting geographic shifts to specific areas at certain periods.
2. In coordination with the Paterson HPS, perform historic and current **map reconnaissance** and develop or improve upon a **base map** and plot illustrative period or thematic maps as needed.
3. Perform **recording and fieldwork** of historic sites listed in Table D4 in accordance with the "Guidelines and Standards for Architectural Survey," which can be found on the web at <http://www.state.nj.us/dep/ano/identify/surveyarch.html>. The survey data will be gathered using a database application provided by the New Jersey Historic Preservation Office. Take additional field notes of current conditions and current uses.

IMPORTANT NOTE: Thirteen of the previously-surveyed sites considered "individually eligible for listing on the National Register of Historic Places" are currently in the process of municipal historic designation, and therefore much research has been compiled and is available for this project. Also, state-required GIS plotting for survey purposes has been satisfied and will be provided to the Contractor. The photography components will also be provided to the Contractor.

4. **Identify and evaluate** each building in Table D4 as either in a district or potentially eligible on its own merits for National Register listing - evaluate for Significance, Integrity and Eligibility.
5. **Integrate** this research with the existing 1996 numeric building inventory and plot buildings/districts onto the base map. **Create inventory tables** cross-referenced according to eligibility, address, date of construction, current use.
6. Make **recommendations** as to priority sites for preservation, stabilization, appropriate mixed reuse opportunities, heritage tourism, etc.

F. Deliverables

1. **Intensive-Level Survey Forms** – the Consultant shall deliver HPO-approved survey forms for a minimum of 30 historic resources listed in Table D4 and additions/alternates. The forms shall consist of a base form, attachments and eligibility worksheet for each property documented. All forms must be submitted to the City of Paterson and HPO in electronic and hard copy. The electronic copy must be submitted as a Microsoft Access 2003 database in the data-structure provided by the HPO. The hard copy inventory forms will be generated from the database. The survey forms will appear as an appendix of the survey report.
2. **Intensive-Level Survey Report** – the consultant shall deliver a professional report prepared in accordance with Section 3.5 of the “Guidelines for Architectural Survey.” The report will be comprised of at least 10 pages of text (12pt type in a single spaced format), not including survey forms, maps, photos, appendices and illustrations. Three copies of the final report in both electronic and hard copy must be submitted to the City of Paterson and one copy to HPO; The electronic copy must be submitted on CD-ROM as a Microsoft Word document.

The report will include the following sections: title page; abstract; table of contents; list of illustrations; introduction; background research including historic overview and contexts, research design and integration with existing surveys; descriptions of architectural survey; interpretations and conclusions; and recommendations. It will be illustrated with contemporary and historic photographs and maps, and will be accompanied by a bibliography. Appendices will include resumes of project personnel; the scope of work and accepted proposal; maps; and survey forms. The survey report must also incorporate a sturdy sleeve containing a CD-ROM with all of the digital images used in the report.

3. **Photographs - Survey photography shall be prepared by the City of Paterson HPS and integrated with the Contractor's deliverables.** Photographs include at least one image of the entire principal elevation or view for every historic property listed in Table D4 and additions/alternates. Photographs should be taken using a camera setting of either 1600 x 1200 pixels at 180 resolution or 2592 x 2944 pixels at 180 resolution. Additional photographs, which clearly contribute to an understanding of the property's significance, are strongly recommended. Image files in the CD must be in .jpg or .tif format and have a minimum resolution of two megapixels (approximately 1600 x 1300 pixels). Photographs must be of sufficient visual quality and clarity to accurately convey the subject matter.

PROCESSING OF PROPOSALS

A. **Questions:** Questions regarding this Request for Proposals, the scope of work, or need for additional data of information should be submitted in writing by fax, at least ten days prior to opening date, to the City of Paterson/Purchasing Division, 155 Market Street, 4th floor Paterson, New Jersey 07505 please fax question to: (973-321-1341)

B. **Pre-proposal meeting:** None to be held

Submission of Proposal: To receive award consideration, one (1) original proposal and two (2) copies must be received in a sealed package by the Purchasing Division no later than 2:00 P.M. on Friday, August 10, 2012 at which time they will be opened and later distributed for evaluation. The seal package(s) must be clearly marked for "Request for Proposal for Architectural and Historic Preservation Professional Services for Intensive Level closed Thematic Survey of Historic Industrial Mill and Complexes in the City of Paterson RFP No. 2013-3" and may be mailed to the City of Paterson, Purchasing, 155 Market Street, 4th floor, Paterson, New Jersey 07505. All proposals will be held in confidence until a contract has been executed or City Council has rejected all proposals.

C. **Evaluation Criteria:** The City will evaluate the offers received based on the following criteria:

- Perception and Responsiveness to City's Request services Quality, Experience & Expertise
- Services Offered, Approach
- References
- Fees

D. **Selection Procedures:** Each RFP will be reviewed to determine responsiveness. Responsive submissions will be evaluated by the Selection Committee. Such evaluation will be based upon the information provided by the firms in response to the RFP Evaluations will be based on the Proposal Quality.

The committee, at its option, may request an oral presentation or written response from a vendor for specific purpose of clarifying or elaborating on the proposal

F. **Firm/ Vendor must show proof of Liability Insurance:**

If your Company/Firm is awarded a contract, you will be required to comply with the requirement of N.J.S.A. 10:5-31 et seq. and N.J.A.C.17:27"

G. **Term of Contract:** Will be for a period of one (1) year from the date of the notice to proceed

H. **Wage Rate:** It is the sole responsibility of the successful Proposer to comply with all Federal, State and Local statutes concerning salaries and wages. It shall be the privilege of the City of Paterson to inspect the payroll records of the proposer as may be deemed necessary. The New Jersey Prevailing Wage Act, N.J.S.A. 34:13-56 25 et seq., P.L. 1963, Chapter 150, are hereby made a part of every contract entered into by the City of Paterson except those contracts which are not within the contemplation of the Act; and the proposer's signature on his proposal is his guarantee that neither he or any other subcontractors he might employ to perform the work/service covered by this Request for Proposal are listed or are on record in the Office of the Commissioner of the New Jersey State Department of Labor and Industry as one who has failed to pay prevailing wages in accordance with the provisions of this Act. **The current prevailing wage threshold is \$14,187.00.**

PROPOSAL AGREEMENT

FOR ARCHITECTURAL AND HISTORIC PRESERVATION
PROFESSIONAL SERVICES FOR INTENSIVE LEVEL CLOSED THEMATIC SURVEY OF
HISTORIC INDUSTRIAL MILLS AND COMPLEXES IN THE CITY OF PATERSON
RFP NO. 2013-3

**WE THE UNDERSIGNED PROPOSE TO FURNISH AND DELIVER THE ABOVE SERVICE(S)
PURSUANT TO THE PROPOSAL OF SPECIFICATIONS AND MADE PART HEREOF:**

TOTAL PROPOSAL AMOUNT:

\$ _____
FLAT FEE PRICE FIGURES

FLAT FEE PRICE WORDS

**NOTE: ALL CORRECTIONS, WHITE-OUTS, DELETIONS STRIKING OF TYPE, OR OTHER FORMS OF ALTERATIONS OR THE
APPEARANCE OF ALTERATION TO UNIT/AND OR TOTAL PRICES MUST BE INITIALED IN INK BY THE VENDOR**

THE UNDERSIGNED IS A (INDIVIDUAL) (CORPORATION) (PARTNERSHIP)

UNDER THE LAWS OF THE STATE OF _____

HAVING ITS PRINCIPAL OFFICE AT _____

COMPANY NAME

FEDERAL I.D. OR SOCIAL SECURITY #

ADDRESS

SIGNATURE OF AUTHORIZED AGENT

PRINT NAME

TITLE

TELEPHONE NO

FAX NO.

IMPORTANT NOTICE

**BUSINESS REGISTRATION CERTIFICATE (S)
N.J.S.A. 52:32-44**

Effective September 1, 2001, all New Jersey and Out of State Vendors that do business with the City of Paterson, are required to be registered with the State of New Jersey and provide proof of that registration to the City of Paterson. N.J.S.A. 52:32-44.

The law affects all business organizations that do business with the City of Paterson, including contractors, sub-contractors, professional services and individuals.

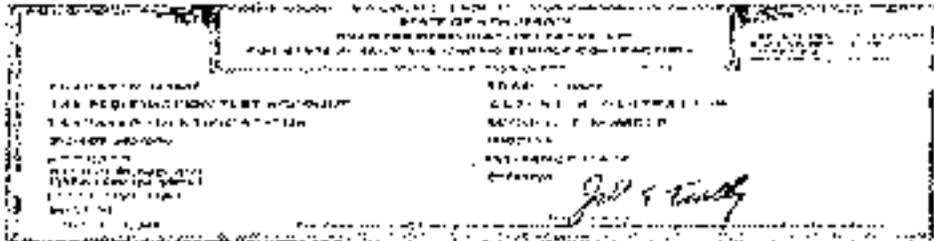
A contract includes a formal contract awarded by a public bid, or a purchase order.

A Contractor must include proof of its own business registration and *proofs of business registration of those subcontractors* required to be listed in the contractor submission (i.e. "named subcontractors"). The proof shall be in the form of a copy of the organizations "Business Registration Certificate" issued by the Division of Revenue.

Effective January 18, 2010 by amendment, PL 2009-0313: a contractor shall provide the contracting agency with the business registration of the contractor and that of any named subcontractor prior to the time a contract, purchase order, or other contracting document is awarded or authorized.

Registration is free and is a one-time action. There are no fees to register. To obtain the registration form or file on-line at www.state.nj.us/treasury/revenue/gettingregistered.html#business

Any questions regarding said form should be directed to the Division of Revenue at 609-292-9292.



STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE	
Business Name:	NEW JERSEY BUSINESS REGISTRATION
Business State:	NEW JERSEY
Business Address:	100 WALL STREET, SUITE 1000 NEWARK, NJ 07102
Business Phone:	973-992-1000
Business Email:	business@treasury.nj.gov
Business Website:	www.state.nj.us/treasury/revenue

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

THE UNDERSIGNED PROPOSER HEREBY ACKNOWLEDGES RECEIPT OF THE FOLLOWING ADDENDA:

ADDENDUM # _____ DATE _____

ADDENDUM # _____ DATE _____

ADDENDUM # _____ DATE _____

NO ADDENDA WAS ISSUED FOR THIS BID: _____ (CHECK IF NO ADDENDUM WAS ISSUED)

SIGNATURE

TITLE

PRINT NAME

COMPANY: _____

**BUSINESS ENTITY DISCLOSURE CERTIFICATION
FOR NON-FAIR AND OPEN CONTRACTS
Required Pursuant To N.J.S.A. 19:44A-20.8
CITY OF PATERSON**

The following is statutory text related to the terms and citations used in the Business Entity Disclosure Certification form.

"Local Unit Pay-To-Play Law" (P.L. 2004, c.19, as amended by P.L. 2005, c.51)

19:44A-20.6 certain contributions deemed as contributions by business entity.

5. When a business entity is a natural person, a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity. When a business entity is other than a natural person, a contribution by any person or other business entity having an interest therein shall be deemed to be a contribution by the business entity.

19:44A-20.7 Definitions relative to certain campaign contributions.

6. As used in sections 2 through 12 of this act:

"business entity" means any natural or legal person, business corporation, professional services corporation, limited liability company, partnership, limited partnership, business trust, association or any other legal commercial entity organized under the laws of this State or of any other state or foreign jurisdiction;

"interest" means the ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit, as appropriate;

Temporary and Executing

12. Nothing contained in this act shall be construed as affecting the eligibility of any business entity to perform a public contract because that entity made a contribution to any committee during the one-year period immediately preceding the effective date of this act.

The New Jersey Campaign Contributions and Expenditures Reporting Act (N.J.S.A. 19:44A-1 et seq.)

19:44A-3 Definitions In pertinent part...

p. The term "political party committee" means the State committee of a political party, as organized pursuant to R.S.19:5-4, any county committee of a political party, as organized pursuant to R.S.19:5-3, or any municipal committee of a political party, as organized pursuant to R.S.19:5-2.

q. The term "candidate committee" means a committee established pursuant to subsection a. of section 9 of P.L.1993, c.83 (C.19:44A-9) for the purpose of receiving contributions and making expenditures.

r. The term "joint candidates committee" means a committee established pursuant to subsection a. of section 9 of P.L.1993, c.83 (C.19:44A-9) by at least two candidates for the same elective public offices in the same election in a legislative district, county, municipality or school district, but not more candidates than the total number of the same elective public offices to be filled in that election, for the purpose of receiving contributions and making expenditures. For the purpose of this subsection . . . : the offices of member of the board of chosen freeholders and county executive shall be deemed to be the same elective public offices in a county; and the offices of mayor and member of the municipal governing body shall be deemed to be the same elective public offices in a municipality.

19:44A-8 and 16 Contributions, expenditures, reports, requirements.

While the provisions of this section are too extensive to reprint here, the following is deemed to be the pertinent part affecting amounts of contributions:

"The \$500 limit established in this subsection shall remain as stated in this subsection without further adjustment by the commission in the manner prescribed by section 22 of P.L.1993, c.65 (C.19:44A-7.2)

CITY OF PATERSON

RIGHT TO EXTEND – TIME OF AWARD

The City of Paterson is required by the Local Public Contract Law, N.J.S.A. 40A:11-24, to make an award on products and service within sixty (60) days of the opening date.

Should the City of Paterson require an additional sixty (60) days extension to make an award of this proposal, by signing this document you shall grant the City of Paterson, NJ the right to extend this award up to one hundred and twenty (120) days, if deemed necessary.

SIGNED: _____
(Signature)

TITLE: _____

COMPANY: _____

DATE: _____

TYPE OF PRODUCT OR SERVICE OFFERED: _____

Appendix C

**NEW JERSEY HISTORIC PRESERVATION OFFICE
INTENSIVE-LEVEL SURVEY FORMS**

PROPERTY REPORT

Property ID: 421410068

Property Name: Aronsohn Mill **Ownership:** Private
Address: 245 10th AVE **Apartment #:** **ZIP:** 07524
Nearest cross street: 16th Street **Second cross street:** 18th Street
Distance to property: 0 ft **Compass Direction:** 270 degrees

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	3204	2

Property Photo:



Old HSI Number: PAS1608-474

NRIS Number:

HABS/HAER Number:

Description:

The Aronsohn Mill is an industrial complex situated on 1.6 acres containing two ca. 1908 brick buildings formerly used for silk manufacturing and currently occupied by multiple commercial/industrial tenants. The main building is a four-story, brick and heavy-timber framed mill arranged east to west along 10th Avenue with a boiler house/power plant behind it.

Setting:

The Aronsohn Mill fronts 10th Avenue and consumes the entire length of the block from East 16th to East 18th Streets. The setting is a mixed-use urban neighborhood with the Erie-Lackawanna Railroad corridor located one block to the west of the mill. Most buildings within view of the mill date to the early 20th century.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Surveyor: Gianfranco Archimede

Organization: City of Paterson Historic Preservation Commission

Property ID:

Page 1

(Primary Contact)

421410068

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Department of Community Development	City of Paterson Survey	1987	
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designations Staff Opinion of Eligibility	2012	
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A. H.	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Polton, Richard	fredwesleywentworth.com	2012	
Tripp, Anne H	The I.W.W. and the Paterson Silk Strike of 1913	1987	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Surveyor: Gianfranco Archimede

Organization: City of Paterson Historic Preservation Commission

Property ID:

421410068

Page 2

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 2 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Conversion Problem? ConversionNote: 15

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Surveyor: Gianfranco Archimede

Organization: City of Paterson Historic Preservation Commission

Property ID:

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(Primary Contact)

421410068

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 245 10th Avenue

Historic Name: Aronsohn Mill

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1908 **Source:** Plaque

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 400 **Stories:** 4

Structural System: Heavy Timber Framing

Width: 60 **Bays:** 50

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The ca. 1908 building is a 4-story, 50-bay brick and heavy-timber frame mill arranged east to west along 10th Avenue. It measures 400 ft. long and has a side-gabled roof. Projecting pilasters define each bay, including six bays at each gable end. The height of the building is accentuated by the divided bays, which are approximately 8 ft. in width. Each floor is approximately 14 ft. high to accommodate textile machinery and power transmission. The window openings have arched brick lintels and limestone sills. On the south façade, wooden window sashes are covered with fiberglass sheets. On the north façade, the lower windows are in-filled with concrete block and the upper windows are covered with fiberglass sheets. Two prominent entrances at the corners of the south façade are defined by an exaggerated keystone set into a segmental arched hooded pediment complemented by bold cast-stone quion detail on either side of the entrances. Other than the "Aronsohn Mill 1908" entablature set under the peak of the west gable end, the mill is typically unadorned except for corbelling at the gable ends and a bracketed cornice under the overhanging eaves on the south, north and west facades.

Interior Description:

Not accessible at time of survey. According to 1931 Sanborns there are stairwells located at the two corner entrances on the south facade. The Sanborn also indicates that all floors were used by the Aronsohn Silk Mill for warping, quilling, and weaving.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1975	to	Materials (window covering and infill)

Architect/Designer:

Type:	Name:	Person/Firm Description:
Architect	Fred W Wentworth	

Date form completed: 9/13/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Surveyor: Gianfranco Archimede

(Primary Contact)

421410068

Organization: City of Paterson Historic Preservation Commission

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Surveyor: Gianfranco Archimede

(Primary Contact)

Property ID:

421410068

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Organization: City of Paterson Historic Preservation Commission

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 245 10th Avenue

Historic Name: Aronsohn Mill Power House

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1908 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials:

Physical Condition: Fair

Foundation Materials: Modern Concrete

Remaining Historic Fabric: Low

Roof Finish Materials: Rolled Asphalt

Length: 80 **Stories:** 1

Structural System: Brick

Width: 50 **Bays:** 1

Roof System: Monitor

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The building is a 1-story, 1-bay, front-gabled, stuccoed brick, former power house located to the rear (north) of the main Aronsohn Mill on 10th Avenue. It has a monitor roof with a single-vented clerestory opening. There is a simple bracketed wooden cornice with shallow eaves at the gable ends. At the west gable end is a single garage bay with non-original rolling overhead door. No other openings are visible.

Interior Description:

The interior was not accessible at the time of the survey. According to 1931 Sanborn maps, the powerhouse had a cement floor in the boiler room at the west end of the building. There was a tile floor in the generator room at the east end of the building. A brick smokestack (non-extant) was located outside the the southwest corner of the power house between the power house and the mill.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1975	to	Stucco coating, replacement of overhead door, in-fill of windows

Architect/Designer:

Type:	Name:	Person/Firm Description:
Architect	Fred W. Wentworth	

Date form completed: 9/13/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 6

Surveyor: Gianfranco Archimede

(Primary Contact)

421410068

Organization: City of Paterson Historic Preservation Commission

ELIGIBILITY WORKSHEET - Properties

Property ID 421410068

History:

Samuel J. Aronsohn is first listed in the Paterson City Directory in 1894-95 as a partner in a silk manufacturer, the Murphy & Aronsohn Co. By 1902, S. J. Aronsohn struck out on his own as a silk manufacturer on Grand and Morris St. nearby the Barbour Flax Spinning works on Spruce St., with his brothers William and Bernard joining him by 1906 as partners and officers in the company. S. J. Aronsohn also took the presidency of another Paterson company, the Aronsohn-Bloom Silk Co., previously established by his brother, Harry Aronsohn in the 1890s. At that point Harry took on as Treasurer of that company presumably as Samuel stepped into leadership.

S. J. Aronsohn constructed the 10th Ave. mill in 1908, moving his company there, and soon afterward, by 1910, also established the Aronsohn Brothers Silk Co. located on Cliff St. next door to the Aronsohn-Bloom Silk Co. In the decades that followed between 1910 and 1930, the Aronsohn family in Paterson grew and prospered, establishing several more small-scale, partnership based silk trade businesses in Paterson and likewise New York City. Apparently, family members were also involved in several levels of the industry, not just as business developers and manufacturers, but also as tradesman in warping and throwing.

Aronsohn commissioned prominent Paterson architect Fred Wesley Wentworth to design the 10th Avenue mill. Wentworth was a New Hampshire native and a Dartmouth College graduate who came to Paterson in the 1880s to establish an architectural practice. Many of his early commissions in Paterson were for residential properties owned by the city's manufacturing elite. His practice soon, however, expanded to include civic, commercial and industrial architecture, an important example of the 1890s being the new federal Post Office and Court House. Following the Fire of 1902, Wentworth had a significant impact on the rebuilding of the downtown with some of the principal buildings being the Gerstley Building, the First National Bank Building, the Charles W. Elbow Building, the Kitay Building and the Masonic Temple. Wentworth worked within the architectural styles of the time, with many of his buildings incorporating Classical Revival elements. Recent scholarship on Wentworth's work suggests that the Aronsohn Mill was one of his more important industrial commissions and that the mill was noted as being electrified as early as 1908.

In 1931, the Sanborn Insurance Company noted on its map that the mill was used for silk warping, quilling and weaving on all of its floors with an office located on the first floor. The mill was supplying its own electric power with two boilers and electric dynamos in the powerhouse.

It is not clear if the Aronsohns constructed other tenant mills in Paterson, but it is clear that S.J. Aronsohn constructed and occupied the 10th Ave. mill to manufacture silk goods, while the Aronsohn's other businesses were likely as tenants in other mills throughout Paterson. In this way, the Aronsohns played a different, significant role in the Paterson silk industry than other contemporaries such as I. A. Hall.

As reported in Tripp (p. 65), the general labor discontent and willingness to take action that prefigured the silk strike of 1913 was evident in the Aronsohn Mill in January 1913 weeks before the general strike was called on February 24. Some 300 weavers at Aronsohn called a meeting and refused to comply with the multiple-loom system in operation there.

Statement of Significance:

The Aronsohn Mill is in form a classic textile mill with its heavy timber (slow burning) framing, brick curtain walls with articulated pilasters, long multi-bay street façade, overheight floors to accommodate machinery, and a separate power house. Its prominent entrances in classic revival taste are unique among the mills in this survey and identifiable to the designs of Fred W. Wentworth. The mill powerhouse is a significant component since it relates to the transition from steampower to electrification in Paterson's mills during the early 20th century. It is an early example of independently electrified mills in Paterson. The mill was also involved in the Strike of 1913 with its workers protesting the multiple-loom system that was a major grievance of the silk weavers.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Aronsohn Mill is recommended eligible under Criterion C as a good representative example of classic textile mill architecture with a focus on functionality, yet in proportion and detail it exhibits the mark of master architect Fred W. Wentworth. The Aronsohn Mill is also recommended eligible under Criterion A for its association with the Strike of 1913 and with working conditions in the silk industry.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Surveyor: Gianfranco Archimede

Organization: City of Paterson Historic Preservation Commission

Property ID:

421410068

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(Primary Contact)

Total Number of Attachments: 2

List of Element Names: Industry - Aronsohn Mill and Power House

Narrative Boundary Description:

The property boundary is tax block 3204, lot 2 as shown on the 2006 Paterson tax map, accompanying this form.

Date Form Completed: 9/13/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Surveyor: Gianfranco Archimede

Organization: City of Paterson Historic Preservation Commission

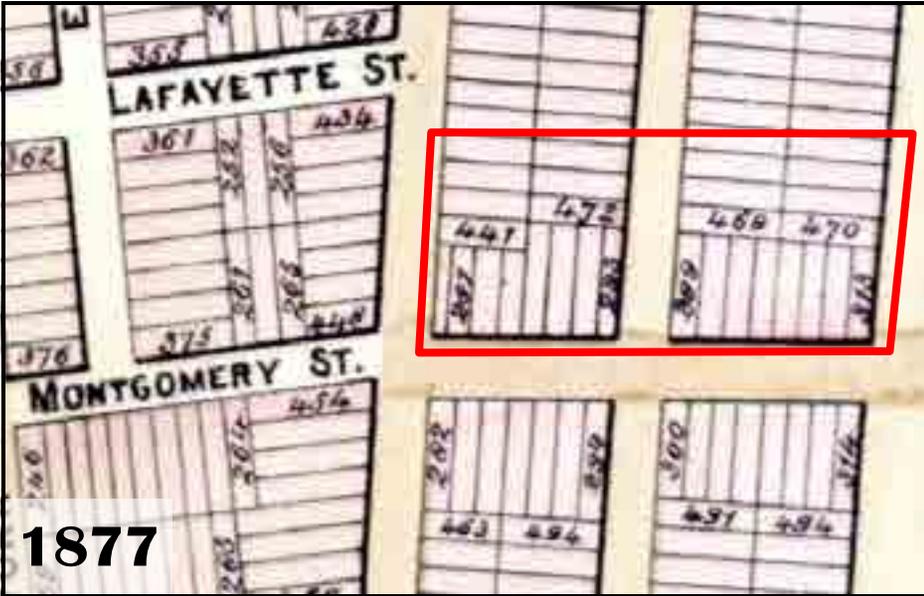
Property ID:

421410068

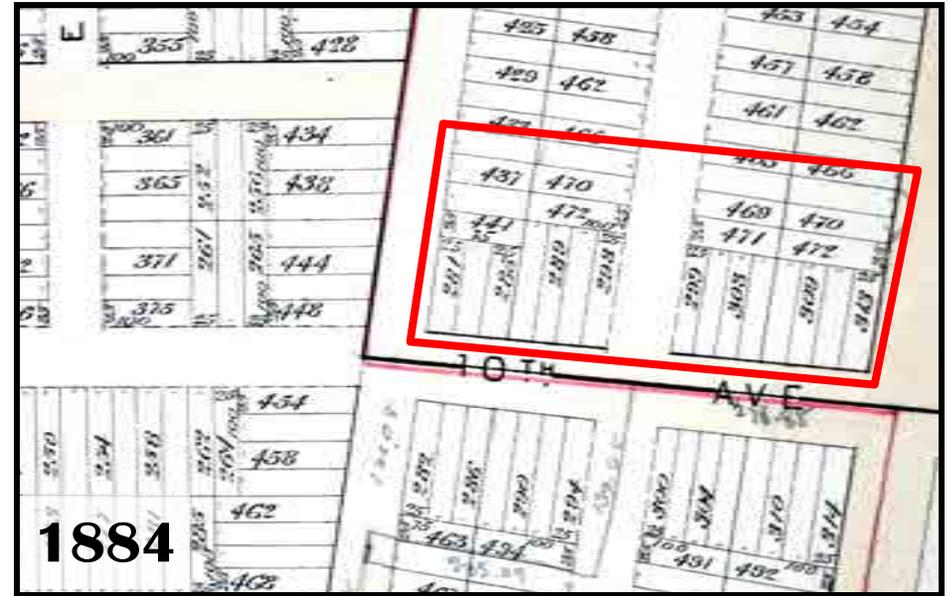
Page 8

(Primary Contact)

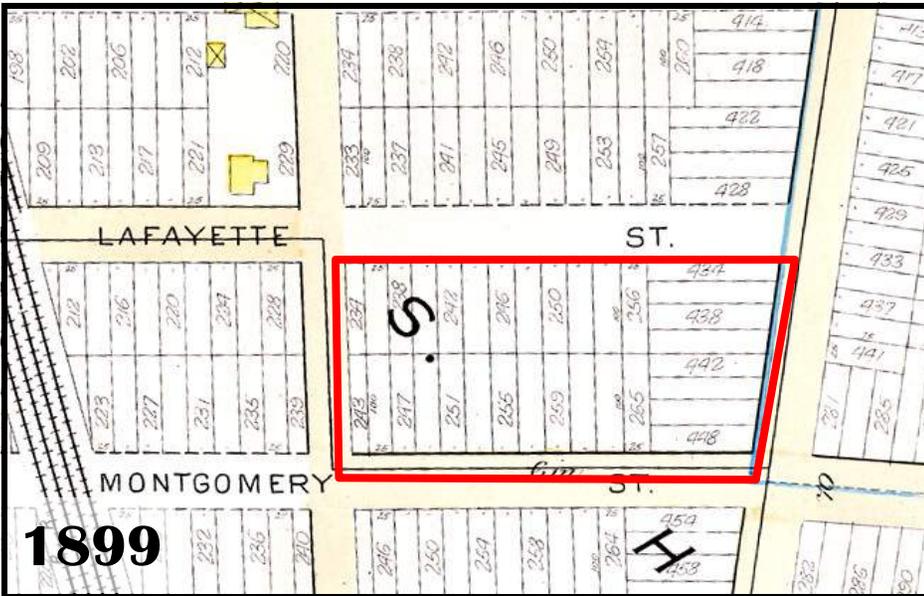
ARONSOHN MILL
 245 Tenth Ave., Paterson, NJ B 3204 L 02
 Site Development Maps 1877, 1884, 1899, 1915



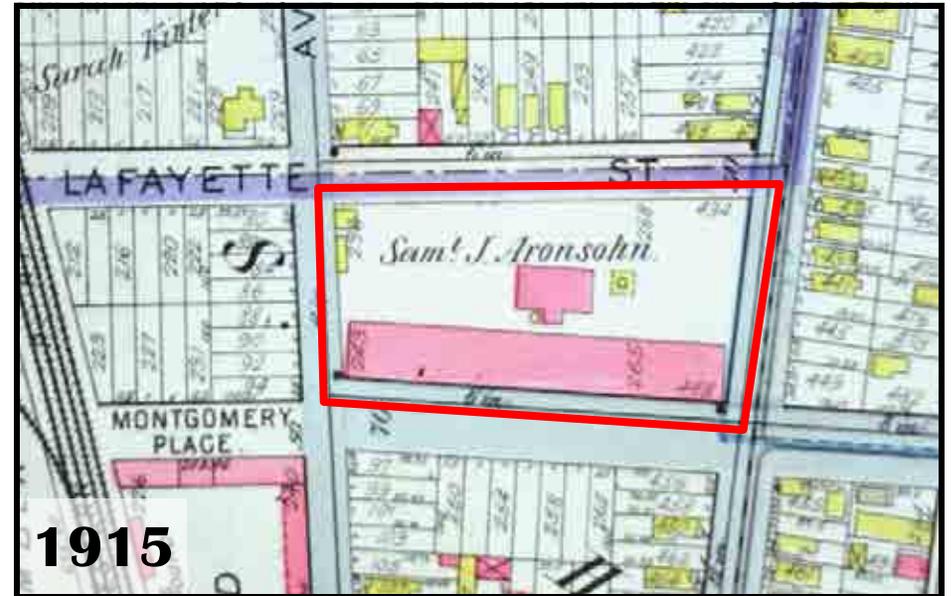
1877



1884



1899

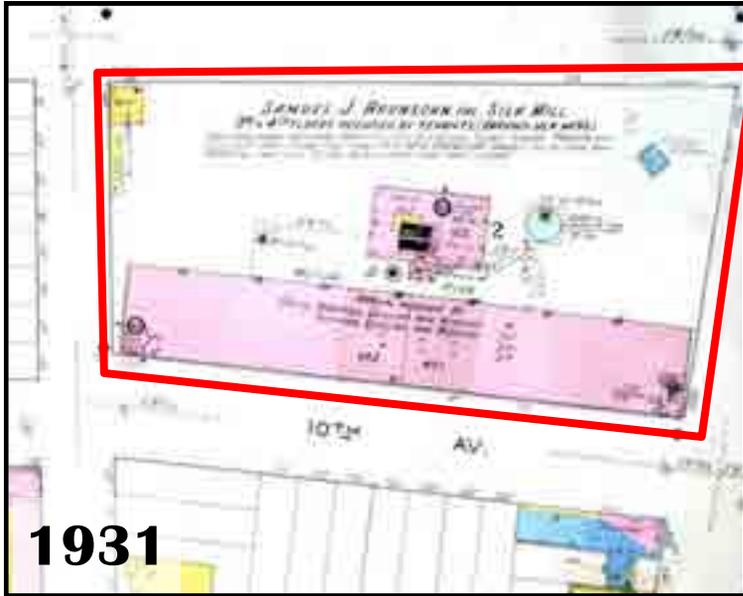


1915

ARONSOHN MILL

245 Tenth Ave., Paterson, NJ B 3204 L 02

Site Development Maps, 1931, 2006, 2010



1931



**TAX MAP
2006**



**BING maps
2010 / east**



**BING maps
2010 / north**

ARONSOHN MILL

245 Tenth Ave., Paterson, NJ B 3204 L 02

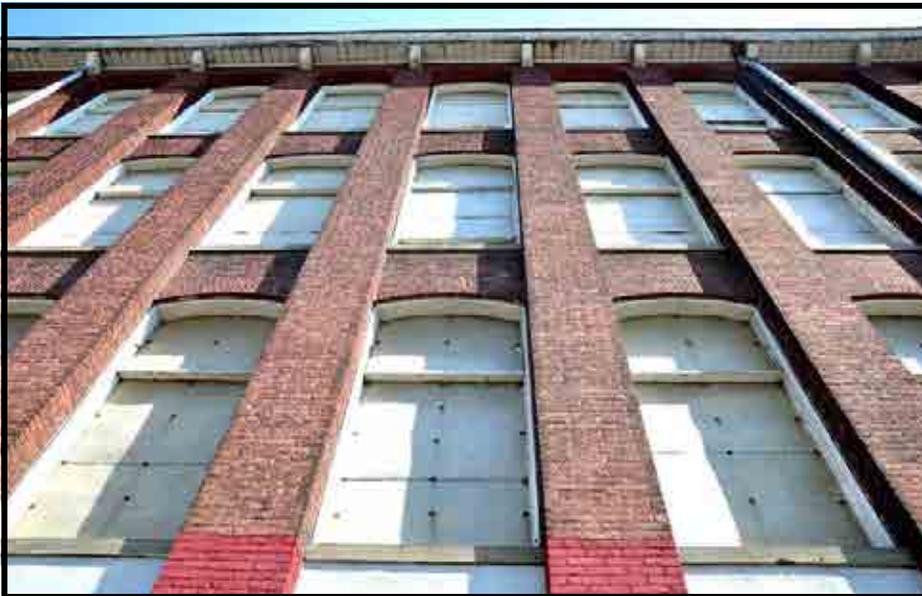
Photographs, contemporary



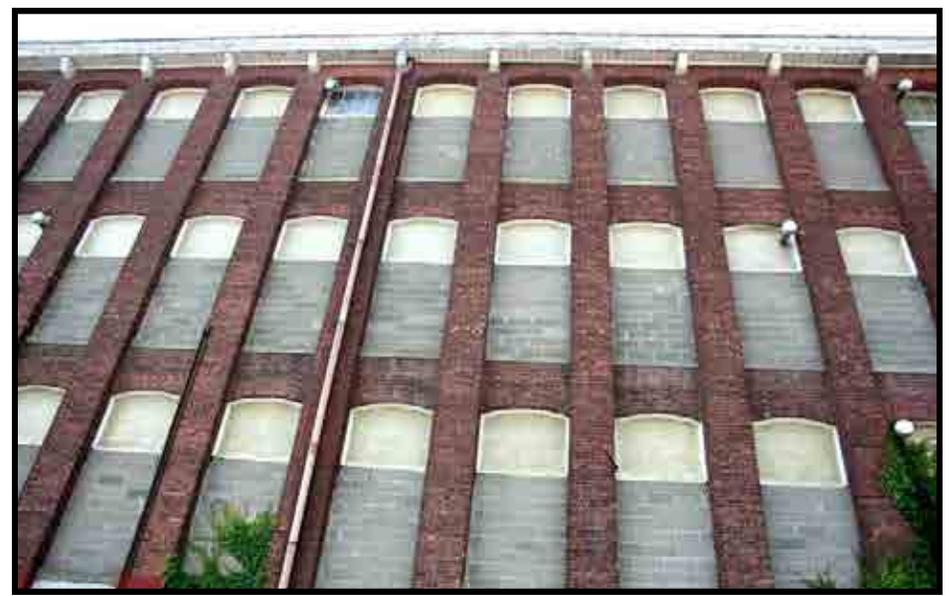
ARONSOHN 1: Oblique overview looking SW. The length of the mill is situated along Tenth Ave. and the East gable end faces 18th St.



ARONSOHN 2: Oblique overview looking NW from 18th St., showing the East gable end and the rear of the mill.



ARONSOHN 3: Detail view looking S from Tenth Ave. sidewalk. Note slight pilasters between each window, open eaves, segmental arched, double hung window frames are intact, but lights that have been replaced with an opaque infill material.



ARONSOHN 4: Detail view looking S from Tenth Ave. sidewalk. Note double hung window frames are intact, but lights have been replaced consistently with concrete block infill.

ARONSOHN MILL

245 Tenth Ave., Paterson, NJ B 3204 L 02

Photographs, contemporary



ARONSOHN 5: Oblique overview looking NW from 16th St., showing the West gable end and the rear of the mill.



ARONSOHN 6: Detail view of West gable end, looking east from 16th St. Note entablature name plate mounted just under the peak at center.



ARONSOHN 7: Close up view of cast stone entablature name plate mounted just under the roof peak of the West gable end of the mill.



ARONSOHN 8: Overview of East gable end, looking west from 18th St. Note the modifications to windows and roll up door entrance.

ARONSOHN MILL

245 Tenth Ave., Paterson, NJ B 3204 L 02

Photographs, contemporary



ARONSOHN 9: Detail view of east entrance on North side. Note the quioning and semi segmental hooded pediment with exaggerated keystone, which are classicizing elements that are indicative of F.W. Wentworth's design of the building.



ARONSOHN 10: Detail view of west entrance on North side. Note the semi segmental hooded pediment with exaggerated keystone, which are classicizing elements that are indicative of F.W. Wentworth's design of the building.



ARONSOHN 11: View of boiler house building behind the mill, looking west. The building is historically the only ancillary building on the complex, and remains extant today.

PROPERTY REPORT

Property ID: **-1873802354**

Property Name: Auger & Simon Silk Dyeing Works
Address: 20-40 E 5th ST
Apartment #:
Ownership: Private
ZIP: 07524
Nearest cross street: Branch Street
Second cross street: 5th Avenue
Distance to property: 0 ft
Compass Direction: 180 degrees

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson	Bunker Hill	Paterson	1902	1
PASSAIC	Paterson	Bunker Hill	Paterson	1902	2
PASSAIC	Paterson	Bunker Hill	Paterson	1902	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Auger & Simon Silk Dyeing Works is a complex of vernacular industrial buildings that evolved from 1890 to 1915 to house one of Paterson's best known silk dyers and finishers. The works presents itself as having two historical massings: 1). an approximately 350-ft. long, 2-story, white-stuccoed brick dye house complex facing on 5th Street; 2). a 200-ft. long, 1-story brick dye house with clerestory roof at the corner of Branch and 5th Street. Although historically separated by an alleyway, the buildings are now connected by mid-20th-century in-fill and all have later additions and alterations. Historically, there was also a steam plant and a color room located to the rear of the complex adjacent to the Passaic River. These buildings have been razed and replaced by surface parking and an area for semi-trucks to access loading docks to the rear of the complex.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-1873802354

Page 1

(Primary Contact)

Setting:

The dye works is located in Paterson's Bunker Hill neighborhood on an approximately 4-acre, triangular shaped block bounded on the east by 5th Street, on the south by Branch Street, and on the north by the Passaic River. The setting is industrial; the Weidmann Dye Work is located immediatley downstream (to the northeast) and the Pierre Thorneaux Dye Works is locatred upstream (to the southwest). There are a mix of warehouse and industrial buildings to the east, mostly dating to the mid- to late-20th-century.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A. H.	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Shriner, Charles A.	Paterson, New Jersey. Its Advantages for Manufacturing, etc.	1890	
The Paterson Daily and Weekly Guardian	City of Paterson, N.J., Illustrations and Sketches, etc.	1898	
Heusser, Albert H.	The History of the Silk Dyeing Industry in the United States	1927	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1899	

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 2

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1873802354

Organization: Hunter Research, Inc.

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:	0 Building	0 Bridge
	0 Structure	0 Landscape
	0 Object	0 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential for industrial archaeology (interior and mill yard)

Conversion Problem? ConversionNote: 21

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-1873802354

(Primary Contact)

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 20-40 East 5th Street

Historic Name: Auger & Simon Dye House

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1887 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Stucco

Physical Condition: Fair

Foundation Materials: Modern Concrete

Remaining Historic Fabric: Low

Roof Finish Materials: Rolled Asphalt

Length: 350 **Stories:** 2

Structural System:

Width: 195 **Bays:** 29

Roof System: Wood Trusses

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

This industrial complex was built circa 1887 and is the remnants of the original section of the Auger & Simon dye works. Historic photographs and drawings indicate that the original configuration was that of a series of three, attached, 2-story, hip-roofed buildings with segmental-arch windows facing on 5th Street. The southern end had a cupola and a rounded corner. These buildings housed an office and finishing operations. Today, this street front has been altered by flat roofs with parapets, in-fill of windows, stuccoed brick and conversion, or perhaps even removal, of the building with the rounded corner into below street grade loading dock. According to the 1950 Sanborn map, the northern end, which is now windowless, was damaged by fire, so it may be rebuilt using just a shell of the original building.

Behind this street front is a single-story brick dye house with a 10-bay sawtooth roof. Modern aerial photographs show that some portion of the sawtooth roof survives, although the footprint of the building has been greatly expanded by modern additions and there is no indication of it from any of the elevations due to the mid-20th-century additions and in-fill. The windows in the sawtooth roof have been removed or covered in tar paper.

Interior Description:

The interior was not available to inspection. According to the 1915 Sanborn map, the front 2-story section of the building on 5th Street contained finishing and drying operations, a pump house (at the northern end for drawing water from artesian wells) and an office. The rear of the building was the dye house.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1950	to	In-fill of windows, repair of damage from fire

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Charles L. Auger	Silk Dyer

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1873802354

Organization: Hunter Research, Inc.

Other

Charles Simon

Silk Dyer

Date form completed:

9/26/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-1873802354

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INDUSTRIAL BUILDING ATTACHMENT

Common Name: 33 Branch Street

Historic Name: Auger & Simon Dye House

Present Use:

Historic Industry: Textiles

ConstructionDate: 1905 **Source:** Style/Maps

Construction Start Date:

Construction End Date:

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asbestos Shingle

Length: 380 **Stories:** 1

Structural System:

Width: 80 **Bays:** 5

Roof System: Monitor

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

This industrial building, dated circa 1900 by historic maps and located at the northwest corner of Branch and 5th Streets, is a 1-story, brick dye house with monitor roof. The front facing gable, oriented to 5th Street, has five bays with segmental arched window openings and center bay door that have been in-filled with stucco. Window and door openings on the side elevations have been similarly treated. The monitor windows have been covered over with paneling. Ornamentation is minimal save for the bracketed cornice. To the rear of the dye house are two one-story brick additions with shallow gable roofs that were built between 1915 and 1930 as storehouses.

Interior Description:

The interior was not available for inspection. The original eastern end of the building is currently vacant and advertised for lease.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1975	to	Window in-fill.

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Charles I. Auger	Dyer
Other	Charles Simon	Dyer

Date form completed: 9/26/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1873802354

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -1873802354

History:

Charles I. Auger and Charles Simon from 1887 to 1909 were among the most highly regarded and successful silk dyers in Paterson. Auger, the son of Philadelphia silk manufacturer, moved to Paterson in 1884 to open a silk dye works at Clay and Huron Street. In 1886, he was joined by Charles Simon, a French immigrant and son of a dyer, who had learned the highly skilled dyer's trade in the dye houses of France, Germany and Switzerland. Simon was also Auger's brother-in-law, having married Auger's sister Mary the same year that the two formed a partnership. In the fall of 1886, Auger & Simon purchased a lot at the northwest corner of 5th and Branch Streets in the Bunker Hill section of Paterson. This previously undeveloped lot was advantageous location for a dye works because of its proximity to the Passaic River, from which the works initially drew its water. Auger & Simon officially incorporated in 1890 with Auger as President and Simon as Secretary. By the late 1890s, the Auger & Simon plant was among the largest dye works in Paterson, and Auger and Simon were becoming more heavily involved in the social and political life of the city with membership in business associations including the Hamilton Club. Auger was considered a leader and spokesman for the city's dyeing industry and played a leading role in the formation of the Paterson Silk Dyer's Association and the Silk Dyers' Association of America. Auger was credited as resisting the attempts of financiers to take over his works and others in the city as part of a conglomeration in the early 1900s, but he himself soon led in the formation of the National Silk Dyeing Company in 1908, a conglomeration that merged the operations of five of Paterson's leading dye works. Thereafter, the former Auger & Simon works was known officially as the East Fifth Street Works of the National Silk Dyeing Company. The company entered bankruptcy in the 1930s, and the East Fifth Street Works was eventually acquired by the Gralch Realty Company, which subdivided and leased the property. In 1950, three textile finishing firms, specializing in rayon, occupied parts of the plant including Paterson Textile Printers, Inc., Grant Fabrics Finishing Co. Inc., and National Textile Printers, Inc.

Statement of Significance:

The Auger & Simon Dye Works is a representative example of the larger dye works that were located along the Passaic River in Paterson downstream of the Great Falls. Its location is an important part of its significance as is its typical sprawling layout. The works is also associated with two prominent Paterson dyers, who were leaders of the industry. They were associated with the establishment of trade associations and with the formation of the National Silk Dyeing Company, which was the dominant dyeing conglomerate in Paterson from the 1910s to 1920s. The works retains elements of its original layout and footprint but the buildings themselves have greatly diminished integrity of design and materials including changes to exterior finishes, significant modifications to the roofs of the larger of the two dye houses, demolition of the color houses and steam plant, and a moderate degree of modern infill. The footprint and general form/massing of the plant is, however, retained.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Auger & Simon Dye Works is recommended eligible under Criterion A as important of its association with the pattern of events that led to the development and growth of the silk dyeing industry in Paterson. It was considered one of the first large Passaic River-focused dye works built on previously undeveloped property in the Bunker Hill section of the city, which became known for its dye works. The dye works is recommended eligible under Criterion B for its association with Charles I. Auger and Charles Simon, brothers-in-law, who were leading figures in the organization of the silk dyeing industry, including the formation of the National Silk Dyeing Company.

Total Number of Attachments: 2

List of Element Names: Silk Dye House, 20-40 5th Street
Silk Dye House, 33 Branch Street

Narrative Boundary Description:

The property boundary is tax block 1902, lots 1, 2 and 3, as shown on the 2006 Paterson tax map, accompanying this form.

Date Form Completed: 9/26/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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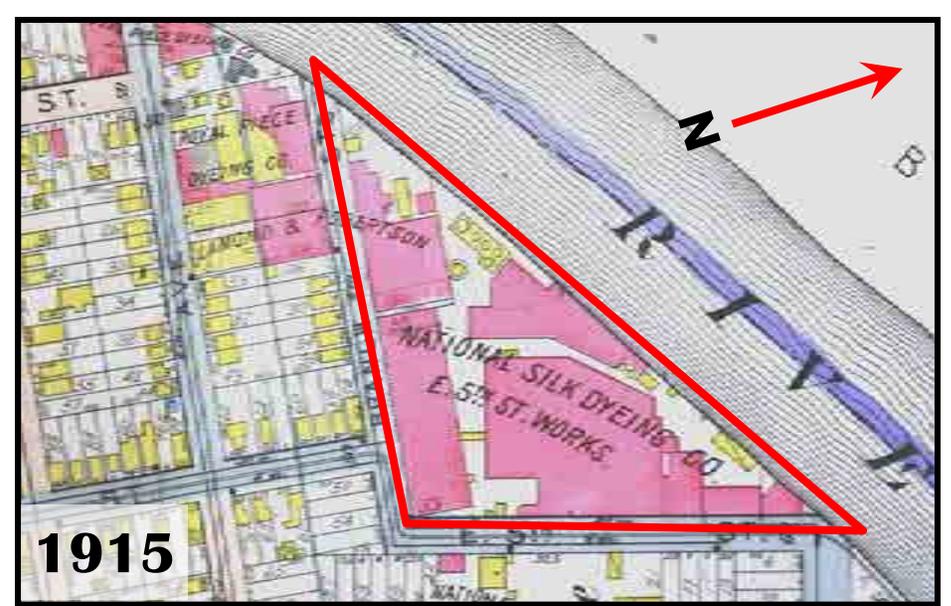
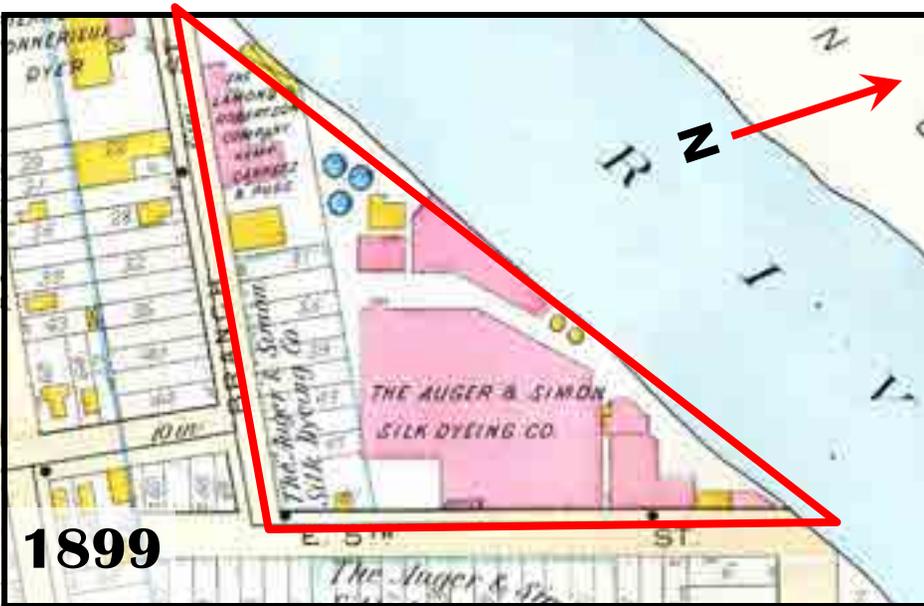
Principal Investigator: Patrick Harshbarger

(Primary Contact)

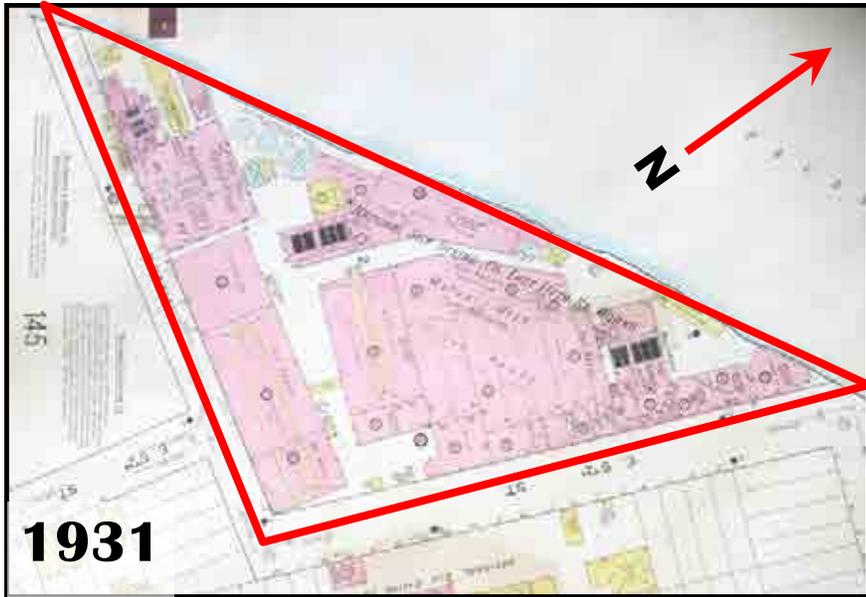
-1873802354

Organization: Hunter Research, Inc.

AUGER & SIMON SILK DYEING CO.
20-40 East 5th St., Paterson, NJ B 1902 L 01, 02, 03
Site Development Maps 1877, 1884, 1899, 1915



AUGER & SIMON SILK DYEING CO.
20-40 East 5th St., Paterson, NJ B 1902 L 01, 02, 03
Site Development Maps, 1931, 2006, 2010



AUGER & SIMON SILK DYEING CO.
20-40 East 5th St., Paterson, NJ B 1902 L 01, 02, 03
Photographs, historic / contemporary



AUGER 1: Oblique overview of south façade of Finishing & Drying buildings looking north along East 5th St.



AUGER 2: Oblique overview of south façade of Finishing & Drying buildings from about mid point of the site, looking north along East 5th St..



AUGER 3: View of south façade, Finishing & Dyeing building, looking west from East 5th St.



AUGER 4: oblique overview south façade of Finishing & Drying buildings from north end of the site, looking south along East 5th St.

AUGER & SIMON SILK DYEING CO.
20-40 East 5th St., Paterson, NJ B 1902 L 01, 02, 03
Photographs, historic / contemporary



AUGER 5: oblique overview of Dye House at south end of site, looking north from corner of Branch St. (left) and east 5th St. (right).



AUGER 6: oblique view of Dye House façade looking south west from East 5th St.



AUGER 7: oblique overview of Dye House at south end of site, looking east along Branch St.



AUGER 8: oblique overview of Dye House and Store Houses at south end of site, looking north west from across Branch St.

PROPERTY REPORT

Property ID: **-570761910**

Property Name: Barbour Flax Mills **Ownership:** Private
Address: 404-440 Grand ST **Apartment #:** **ZIP:** 07501

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	6103	1
PASSAIC	Paterson	Bunker Hill	Paterson	6103	2
PASSAIC	Paterson		Paterson	6104	1

Property Photo:



Old HSI Number: PAS1608-175

NRIS Number:

HABS/HAER Number:

Description:

The Barbour Flax Mills are an industrial complex spanning two city blocks totaling 2.5 acres. The site consists of a 1.5-acre, triangular-shaped block and a 1-acre rectangular lot. The triangular block contains a late 19th century brick mill measuring about 500 ft. along Spring Street, a secondary, 4-story brick mill along Grand Street, and a 350 ft. brick machine and carpenter shop along Prince Street. These three buildings form a quasi-U-shape on the block, creating an interior courtyard off of Prince Street. The rectangular lot consists of a brick warehouse at the southwest corner of Grand Street and Dale Avenue.

Setting:

The Barbour Flax Mills front Grand Street and consume the entirety of tax block 6103 between Spring Street and Prince Street. The site also occupies the northernmost lot of block 6104 along Grand Avenue between Prince Street and Dale Avenue. The setting is a mixed-use urban neighborhood with the Erie-Lackawanna Railroad corridor located one block east of the warehouse building. Most buildings within view of the mill complex date to the second half of the 20th century, although several early 20th century industrial buildings remain, including two other surveyed properties: Watson Machine Works to the east of the Barbour Warehouse and the Barnert Mill north of the warehouse.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 1

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-570761910

Organization: Hunter Research, Inc.

Registration and Status Dates:

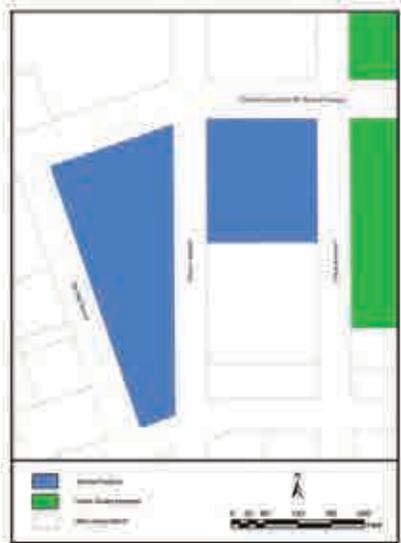
National Historic Landmark?:
 National Register:
 New Jersey Register:
 Determination of Eligibility:
 Certification of Eligibility:

SHPO Opinion:
 Local Designation:
 Other Designation:
 Other Designation Date:

Eligibility Worksheet included in present survey? Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Department of Community	City of Paterson Survey	1987	
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designations Staff Opinion of Eligibility	2012	
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of the City of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of the City of Paterson, New Jersey	1950	
The Linen Thread Company	Barbour's Linen Threads and Twines: Selling Agent	1923	
Trumbull, L R	A History of Industrial Paterson	1882	
Shriner, Charles A	Paterson, New Jersey	1890	

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

-570761910

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: Office at 404 Grand Street

Historic Name: Barbour Machine and Carpentry Shop

Present Use: Commercial, office activity - private business

Historic Industry: Textiles

ConstructionDate: 1895 **Source:** Date Stone

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Italianate Vernacular?

Exterior Finish Materials: Brick, Running Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 250 **Stories:** 2

Structural System:

Width: 30 **Bays:** 27

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

This former machine and carpentry shop is an 1895 2-story brick building with metal coping at the roofline. The eastern façade stretches 27 bays along Prince Street and connects with the 11 bay annex portion of mill building number one. Together, the two buildings form a uniform façade. Building decoration is limited to a corbelled brick cornice, arched brick lintels, and date stones on the north façade reading "1895". On the west elevation is a bracketed wooden cornice. The most distinguishing feature of the machine and carpentry shop is the north-facing entrance with its rounded northwest corner. Above the replacement steel frame, doublewide glass doors is an arched metal canopy. Windows are metal replacement 1/1 double hung sash and have stone sills. Aluminum siding infills the remainder of the arched window openings. An enclosed second-story iron walkway once connected this building with both the main mill building to the west and the frame drying building located on the lot opposite Prince Street, but the walkway and drying building are no longer extant.

Interior Description:

The interior was not accessible at the time of this survey.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	2000	to	Window materials

Architect/Designer:

Date form completed: 9/21/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-570761910

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 426-440 Grand Street

Historic Name: Barbour Mills Store House

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1915

Source:

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Running Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 115 **Stories:** 7

Structural System:

Width: 100 **Bays:** 6

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

This early 20th-century structure is a 7-story, 6-bay brick warehouse at the southwest corner of Grand Street and Dale Avenue. It has a shallow gabled roof sheathed in asphalt shingles. A few original wooden 10-light windows remain on the north elevation, as do most of the small wooden 8-light windows. In comparison to other buildings at the Barbour site, the windows on this warehouse are unique in the sense that they are small openings within a large spanse of brick as opposed to the windows on other buildings, which are the primary features on the facades. Window replacements are metal 1/1 double hung sash. The window openings have arched brick lintels and stone sills. Most of the basement-level window openings have been infilled with either brick or concrete block. An iron fire escape has been added to the northeast corner of the building on the east façade. The main entrance can be accessed via doublewide doors on the west elevation. Above these doors is an arched transom. At the rear of the building are a 1-story, brick extension; two 7-story brick elevator towers; and a 1-story frame shipping shed. This store house was once connected via a second story iron passage to the now-demolished frame drying building just south of the warehouse.

Interior Description:

The interior was not accessible at the time of this survey.

Alteration Dates:

Architect/Designer:

Date form completed: 9/21/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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**Principal
Investigator:** Patrick Harshbarger

(Primary Contact)

-570761910

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 404 (418) Grand Street

Historic Name: Barbour Mill Building #2

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1915 **Source:** Historic Maps

Construction Start Date: **Construction End Date:** 1915 Building ID: 2

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 165 **Stories:** 5

Structural System:

Width: 80 **Bays:** 16

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The second brick mill building at the Barbour Flax Mills complex was constructed ca. 1915. Its western elevation is connected to the original 1877 mill building tower. The building has a shallow, side-gabled roof covered in rolled asphalt. The wooden cornice at the roofline is bracketed. The north-facing Grand Street façade is 5 stories tall and 16 bays wide. Windows are paired metal replacements set in arched brick openings. The window openings have arched brick lintels and stone sills. Two recessed office entrances are located on the north façade. Ornamentally, this building is more understated than its western neighbor, save for brick keystones above the north façade entrances and terracotta egg-and-dart moldings above terracotta frames flanking the entrances. Projecting from the middle of the south façade is a 6-story brick elevator tower. Attached to the rear (south) end of the building is a 1-story frame structure which, on historic maps, appears to be contemporary with the brick portion of the building. Although tax records identify this lot as 404 Grand Street, decorative ironwork above the office entrance indicates the address is 418 Grand Street.

Interior Description:

The interior was not accessible at the time of this survey.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	2000	to	Window Materials

Architect/Designer:

Date form completed: 9/20/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

-570761910

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 408 Grand Street

Historic Name: Barbour Mill Building #1

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1877 **Source:** Historic Maps

Construction Start Date: 1877 **Construction End Date:** 1915 Building ID: 1

Style: Italianate Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Stone, Ashlar

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 500 **Stories:** 4

Structural System:

Width: 50 **Bays:** 44

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The main mill building at the Barbour Flax Mills is a 4-story, 52-bay brick structure. The northernmost 22 bays were designed by architect E.J.M. Derrick and constructed by 1877; the middle 22 bays were completed by 1884. A third extension consisting of the southernmost 9 bays, first appears on historic maps from 1899. The building's final phase, identified on maps as the "annex," was completed by 1915 and connected the machine shop along Prince Street with the extension of the main mill building. The once most distinctive feature of the original mill, a vast octagonal chimney, has been demolished. The mill, a 500 ft. structure, has a rolled asphalt gabled roof, with the gable end facing north towards Grand Street. The Grand Street façade is four bays wide and features decorative corbelled brick in the Italianate style. Three narrow arched openings at the gable end have arched brick lintels and stone sills. These openings are filled with slotted wooden frames. A recessed tower housing the entryway faces Grand Street and is attached to the east elevation of the main building. This 4-story tower has a pyramidal roof cap, replacement windows, and a stone water table above the first story. The decorative brick continues from the gable end to the dominant western elevation, with horizontal brick belt courses dividing each story. Windows on the western elevation are metal replacement 1/1 double hung sash set in arched openings with brick lintels and stone sills. The east façade is punctuated by projecting rectangular towers containing stairwells. According to Sanborn maps, the smaller, square towers projecting from the east façade contain open elevators. The east façade of the annex along Prince Street, constructed to connect the machine shop with the main mill building, has a corbelled brick cornice to match that of the earlier machine shop.

Interior Description:

The interior was not accessible at the time of this survey. According to 1915, 1931, and 1950 Sanborns, the original 1877 portion of this mill building has brick jack arch floors. An 1882 description of the Grand Street Mill from "A History of Industrial Paterson" states that Mill Building #1 had fireproof stone stairways, blue flagstone floors, and wrought iron girders.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1884	to	Robinson, E. Atlas of the City of Paterson, New Jersey.
Physical alteration	2000	to	Window materials

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 7

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-570761910

Organization: Hunter Research, Inc.

Architect/Designer:

Type:	Name:	Person/Firm Description:
Architect	E J Derrick	

Date form completed: 9/20/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-570761910

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ELIGIBILITY WORKSHEET - Properties

Property ID -570761910

History:

The Barbour Company's high-quality linen thread, twine and flax products were internationally recognized and distributed. They were produced in the Paterson mills that were recognized as state-of-the-art for nearly a century (1840s-1940s). Indeed, the family trade in thread manufacturing is traced back as far as 1739 to Scotland, where their first manufactories were established. The Barbour family continued to expand their business into Ireland and England well into the nineteenth century. In 1864 the decision was made to expand to Paterson, where they first purchased the Passaic Paper Mill #2 on Spruce Street from the Colt family. The two Barbour brothers, Thomas and Robert, expanded their business in Paterson over the next sixty years, including the development of an additional, half million dollar campus on Grand Street in 1877, and the addition of the Granite Mill in 1881 adjacent to their Spruce St. complex.

The 1877 Grand Street Mill was designed by Irish architect E.J.M. Derrick. Derrick was known for the rapidity with which he designed his buildings, including the three days during which he drafted the United States Post Office Building in Paterson. His other commissions included buildings for the Erie Railway, Public School No. 6, and several Barbour family residences. Derrick died in Paterson at the age of 44 after a brief battle with malaria. Among the designs mentioned in his 1880 obituary was the Barbour Flax Mills.

The Barbour family's international network of mills and machine works brought portability and consistency to their equipment, manufactured by James D. Barbour in Hilden, Ireland, to their raw materials (flax purchased from Hilden, northern Ireland, France and Belgium), and as well as their labor force. Between the Spruce St. and Grand St. mill complexes developed the still extant "Little Dublin" worker's housing district, where some of the former brick tenements constructed by the Barbours served as the first stop for Irish immigrant workers coming to Paterson expressly recruited by the Barbours to work at their mills. Close to 1,700 workers were employed in the 1870s alone.

Also of note is John Edwards Barbour, son of Robert Barbour. In 1909 he constructed and lived at "Kilbarchen," also known as the Barbour Estate, a stately residence prominently positioned along the highest point of Broadway at the eastern entry to the city (a municipally-designated historic site). He operated his own thread and textile business until his death in 1941. Thomas Barbour's son, Colonel William Barbour, toured General Grant on his visit to Paterson in 1887, and hosted President McKinley upon his attendance of Vice President Garret Hobart's funeral in Paterson in 1899. His son was US Senator Warren Barbour, who died in office in 1943, bringing to a close the Barbour family's dynasty in New Jersey.

Statement of Significance:

The Barbour Flax Mills on Grand Street are exemplary of a time of expansion during Paterson's industrial history. With the demand for goods and a need for more space, the Barbours expanded to a site away from the downtown area traditionally devoted to mill sites. The Grand Street location, distanced from the Passaic River, indicates a transition from water power to steam power, a trend typical to mills during the last quarter of the 19th century. The mill buildings, linear in form, lend themselves to efficient functionality as they allowed for the use of line shafts to distribute steam power from a central source to the various machines within the mill. Furthermore, Mill Building #1 is the design of a master architect, who in his short life left his mark on the city of Paterson, particularly with regards to industrial buildings.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Barbour Flax Mills are recommended eligible under Criterion A for their association with the industrial revolution and the trend away from water-powered toward steam-powered mills. The Barbour Flax Mills are recommended eligible under Criterion C as they are the design of architect E.J.M. Derrick and reflect distinctive textile mill architecture.

Total Number of Attachments: 4

List of Element Names:
ca. 1877-1915 Mill Building #1
ca. 1895 Machine and Carpentry Shop
ca. 1915 Mill Building #2
ca. 1915 Store House

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

-570761910

Organization: Hunter Research, Inc.

Narrative Boundary Description:

Date Form Completed: 9/21/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

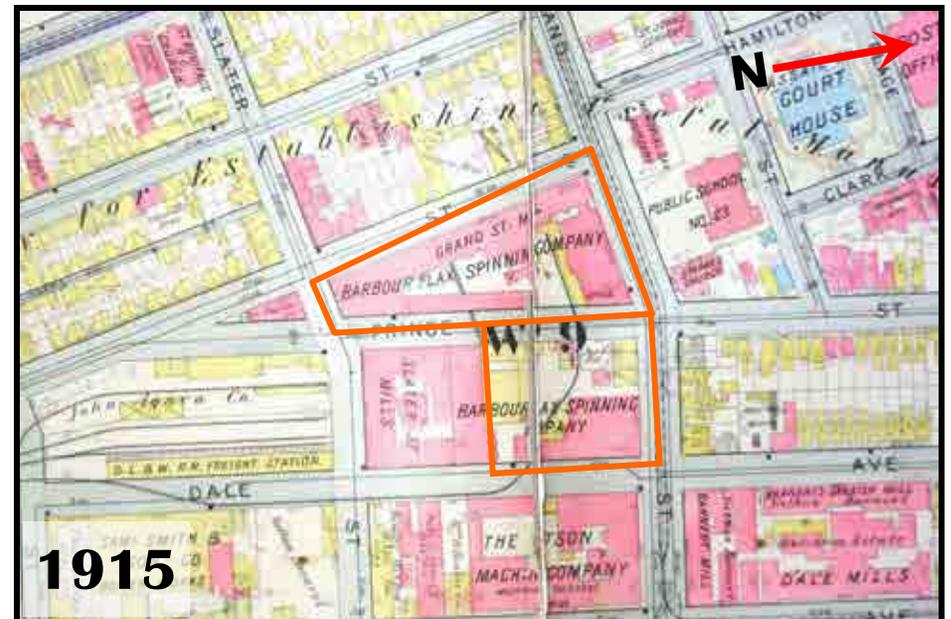
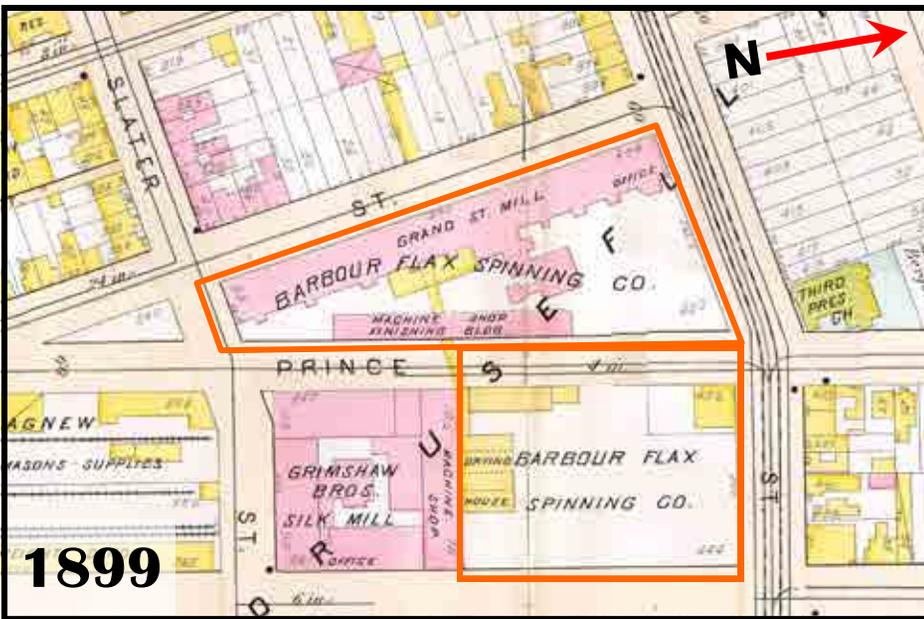
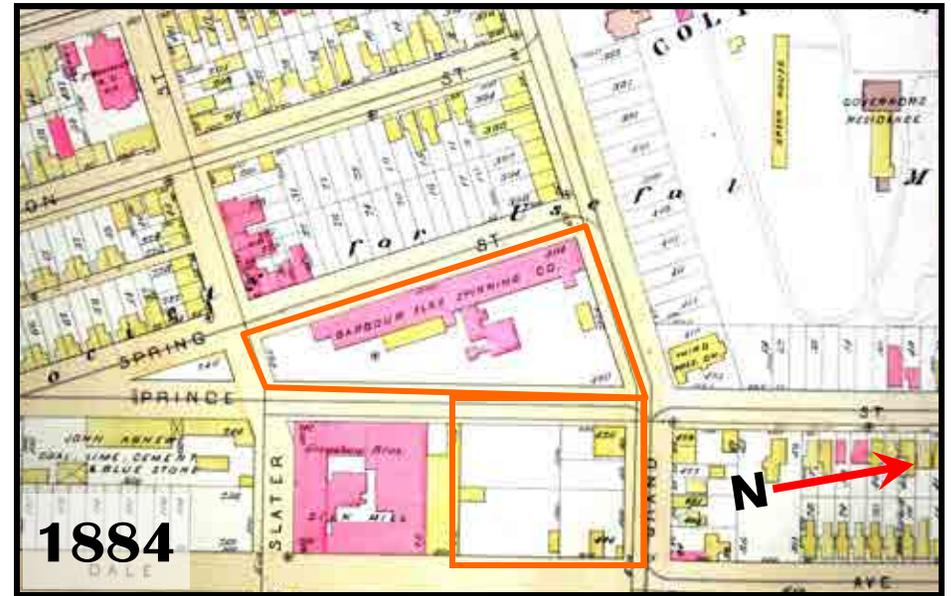
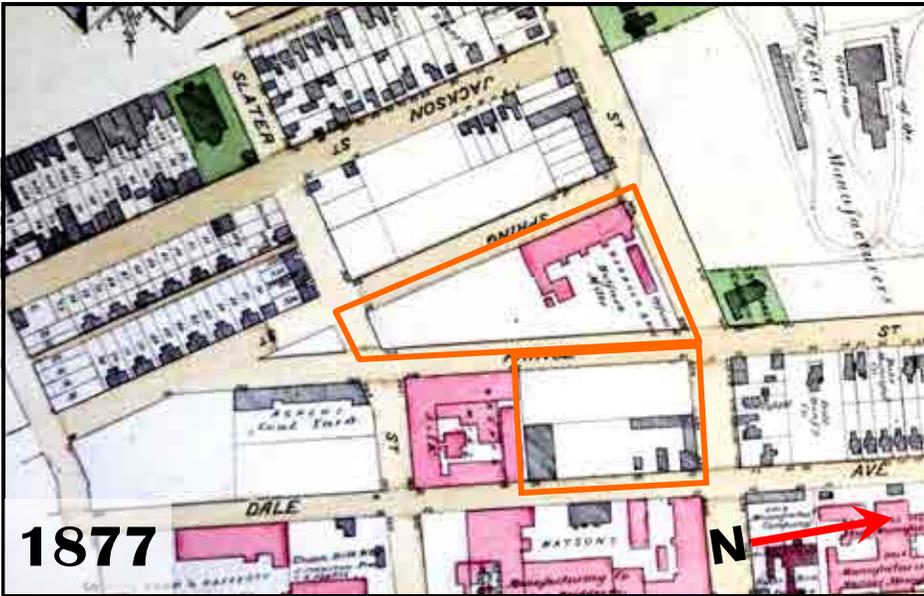
(Primary Contact)

Property ID:

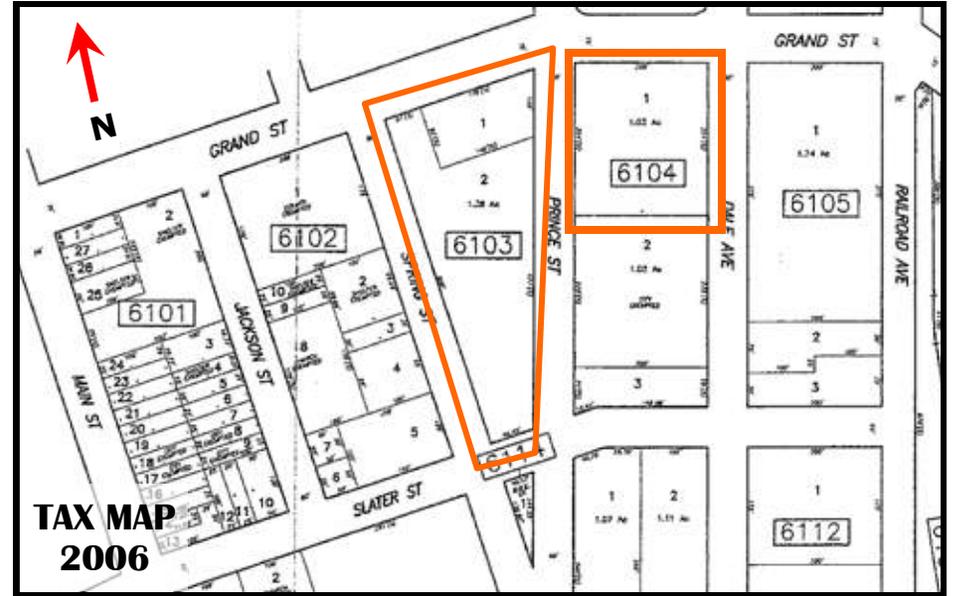
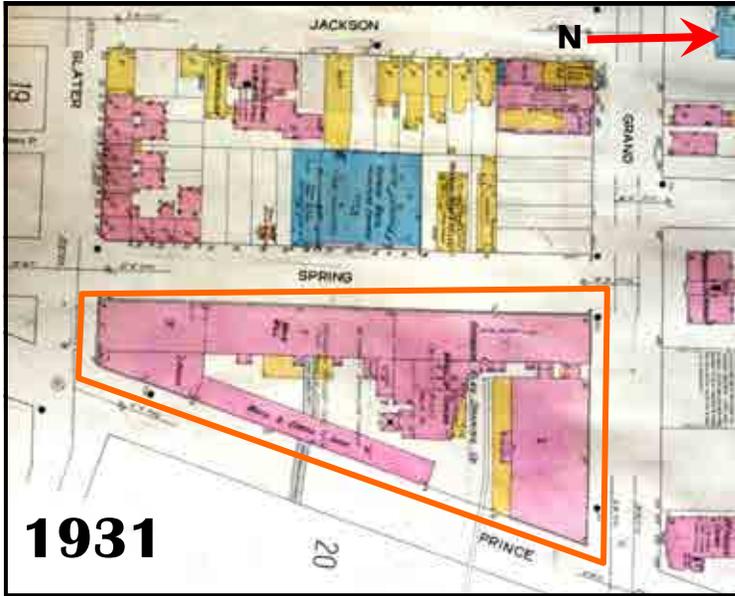
-570761910

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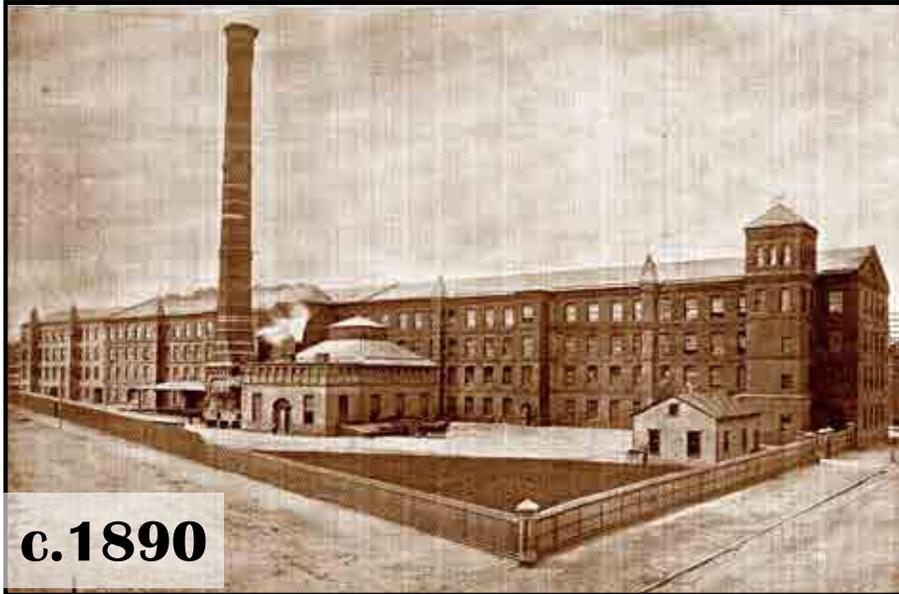
BARBOUR FLAX SPINNING CO. Grand St. works
 404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01
 Site Development Maps 1877, 1884, 1899, 1915



BARBOUR FLAX SPINNING CO. Grand St. works
404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01
Site Development Maps, 1931, 2006, 2010



BARBOUR FLAX SPINNING CO. Grand St. works
404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01
Photographs, historic / contemporary



c.1890

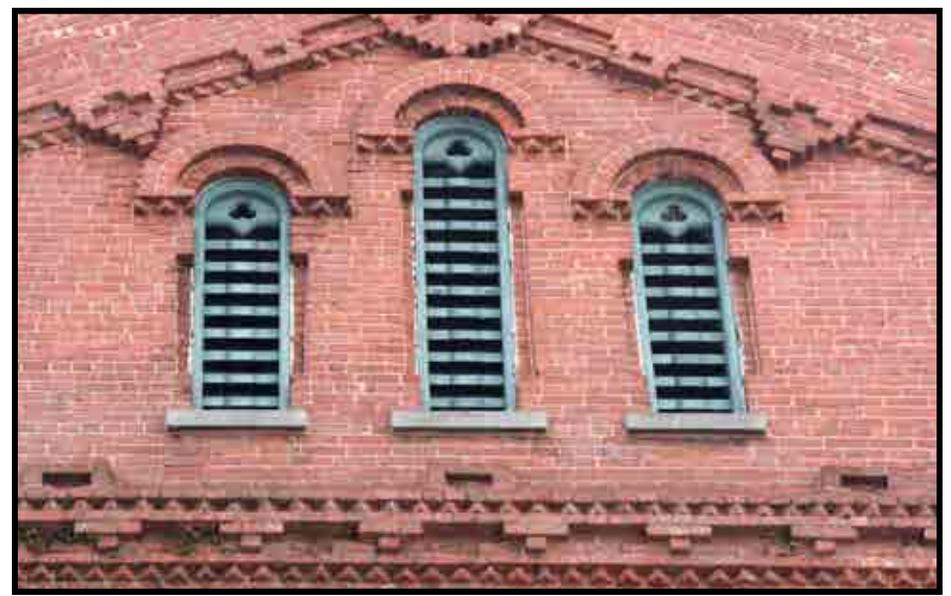
BARBOUR 1: c.1890 looking SW . Original 1877 building is on right side, with 1890 addition to left of smokestack.



BARBOUR 2: Grand St. façade, looking SW. Gable end of original building is visible at right, 5-story 1910s addition to left.



BARBOUR 3: detail view of 1877 building gable, looking S.

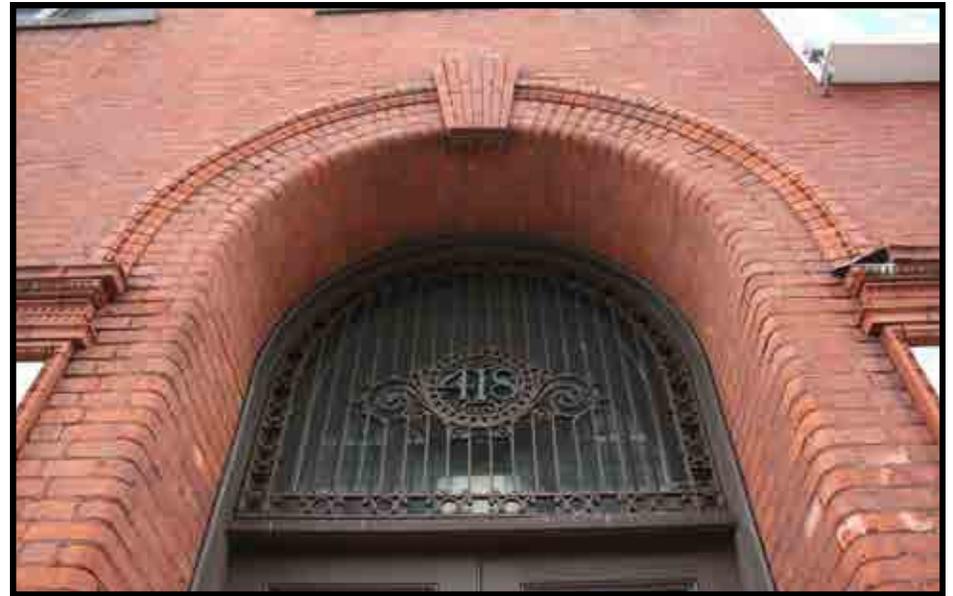


BARBOUR 4: close up view of 1877 building gable, looking S. this sample of meticulous brick corbelling technique is outstanding.

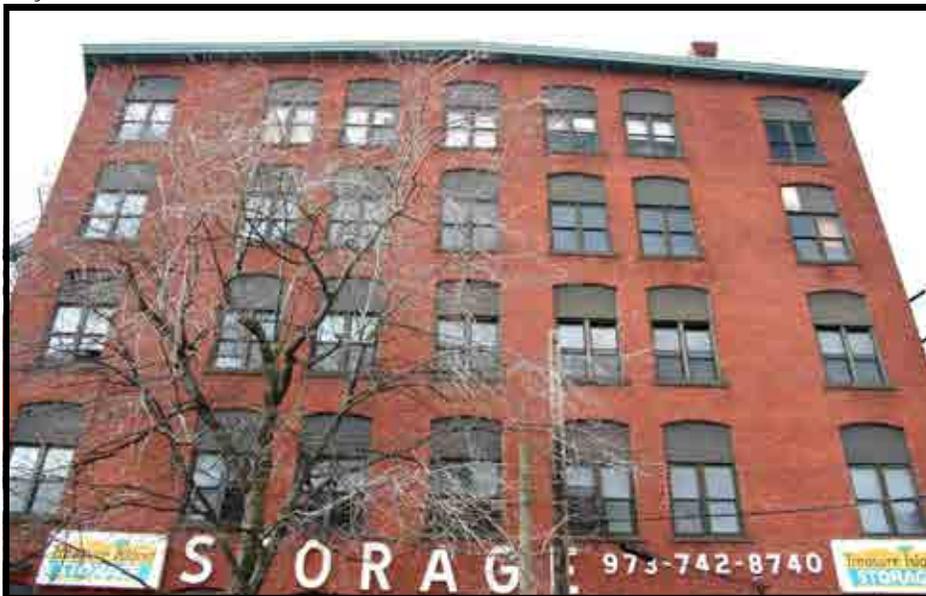
BARBOUR FLAX SPINNING CO. Grand St. works
404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01
Photographs, historic / contemporary



BARBOUR 5: oblique view looking SW from Kearny St. showing Totowa Ave. façade of the 1910s addition.



BARBOUR 6: oblique view looking NW, showing Kearny St. façade.



BARBOUR 7: overview of gable end of 1910s addition looking W from Prince St.



BARBOUR 8: looking SW, showing 2-story 1890 addition along Prince St.

BARBOUR FLAX SPINNING CO. Grand St. works
404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01
Photographs, historic / contemporary



BARBOUR 9: oblique view looking SE of 1890 addition along Prince St. Note the rounded brick detailing in the cornice and lintels.



BARBOUR 10: oblique view looking S, showing confluence of the V-end of the courtyard area. The first addition is at right center.



BARBOUR 11: oblique view looking NW into 1877 building. The rolling door and trestle area at center mark the location of the Boiler House that has been removed.



BARBOUR 12: close up view looking NW from interior courtyard. Note the extensive brick detail and corbelling in this view of the 1877 original building.

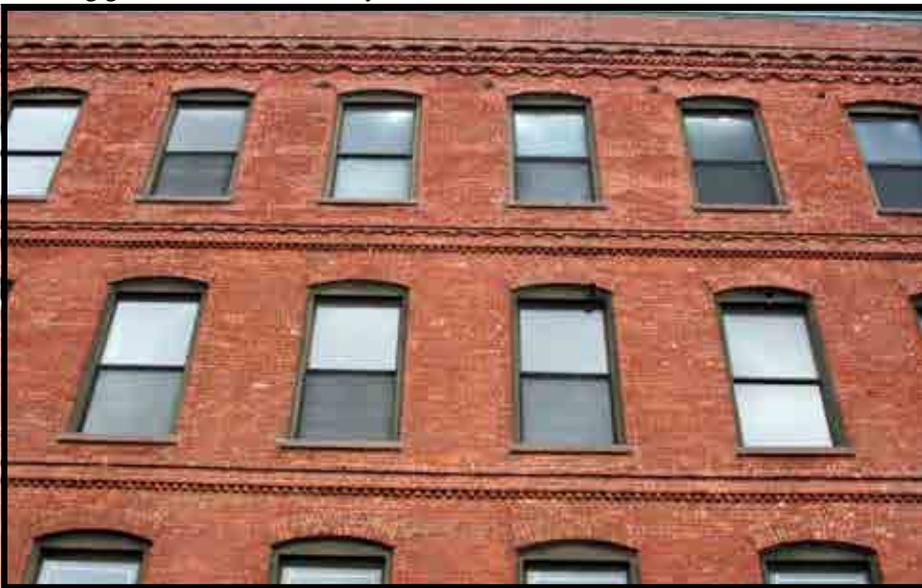
BARBOUR FLAX SPINNING CO. Grand St. works
404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01
Photographs, historic / contemporary



BARBOUR 13: oblique view looking NW from corner of Prince and Slater St. showing gable end of 1890 4-story addition.



BARBOUR14: oblique view looking NE, showing Spring St. side. The joint between the 1877 building and the 1890 building is evident at left of center.



BARBOUR 15: detail view looking E, showing the original building along Spring St.



BARBOUR16: looking SE, showing cast stone water table and brownstone foundation of the 1877 bld.

BARBOUR FLAX SPINNING CO. Grand St. works
404 Grand Street, Paterson, NJ B6103 L01,02 B6104 L01
Photographs, historic / contemporary



BARBOUR 17: oblique overview of c1905 Warehouse, looking NW from Dale Ave.



BARBOUR 18: view of storage building and rear of loading dock, looking west from across Dale Ave.



BARBOUR 19: oblique overview of c1905 Warehouse, looking SW from corner of Dale Ave. and Grand St.



BARBOUR 20: detail view of north elevation, looking South from Grand St., showing hoisting beams and loading bays for each floor.

PROPERTY REPORT

Property ID: **69654716**

Property Name: Barnert Mill **Ownership:** Private
Address: 463 Grand ST **Apartment #:** **ZIP:** 07501
Nearest cross street: Dale Avenue **Second cross street:** Railroad Avenue
Distance to property: 0 ft **Compass Direction:** 270 degrees

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson	Paterson	Paterson	6213	3

Property Photo:



Old HSI Number: PAS1608-177

NRIS Number:

HABS/HAER Number:

Description:

The Barnert Mill is a four-story, brick, industrial complex located at the corner of Grand Street and Dale and Railroad Avenues in downtown Paterson. The complex consists of two principal buildings. The first and larger building, historically known as the Dale Avenue/Grand Street Mill, was completed in 1882. It has a "J-shaped" plan with the bottom of the "J" and main façade facing west on Dale Avenue. The long side of the "J" faces south and is flush with Grand Street. The second and smaller building, historically known as the Railroad Avenue Mill, is located at the northeast corner of the lot with its façade facing east on Railroad Avenue. An alleyway on the south side of the Railroad Avenue mill accesses a courtyard formed between by the rear elevations of the two buildings. According to historic maps and current aerial photography, the courtyard contains a 1-story boiler room and square-plan brick smokestack that are not visible from the street. The boiler room and smokestack were not accessible at the time of this survey.

Setting:

The Barnert Mill is located in a mixed-use residential/industrial setting that maintains a late-19th-century feeling. Two other surveyed mill properties, the Watson Machine Company and the Barbour Flax Mills, are located respectively to the south and southwest on Grand

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

69654716

Page 1

(Primary Contact)

Street. Immediately to the north of the Barnert Mill on Dale Avenue is 4-story brick mill known as the Greater Barnert Mill, which has been converted to condominiums. A modern housing development of multi-unit, 3-story apartment buildings is located on the west side of Dale Avenue. East of Railroad Avenue is the Erie Railroad corridor and its elevated grade separation.

Registration and Status Dates:

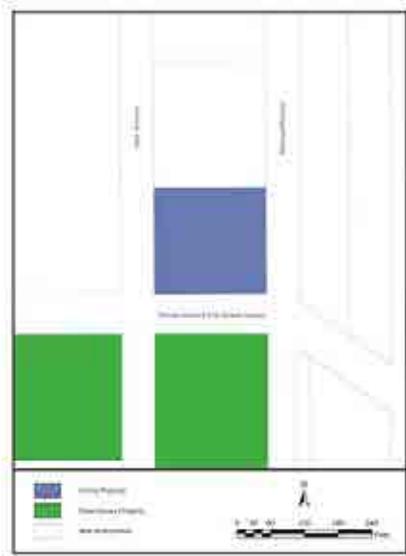
National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Eligibility Worksheet included in present survey? **Is this Property an identifiable farm or former farm?**

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Sanborn Map Company	Insurance Maps of Paterson, New Jersey. [Corrected to 1950]	1915	
Sanborn Map Company	Fire Insurance Maps of Paterson, N.J.	1931	
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designation, Staff Opinion of Eligibility	2012	
(None Listed)	Fibre and Fabric. No. 1107, Vol 43 (May 19)	1906	
Mott, Edward H.	Between the Ocean and the Lakes, The Story of Erie	1899	
Lee, Francis L.	Genealogical and Memorial History of the State of New Jersey	1910	
Davison Publishing Co.	Office Edition of The Blue Book Textile Directory. [Silk Manfrs.- New Jersey]	1902	
Nelson, William	History of Paterson and Its Environs. Vol. II	1920	
Markens, Isaac	The Hebrews in America, A Series of Historical and Biographical Sketches	1888	

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

69654716

Organization: Hunter Research, Inc.

Jagerhuber, Max	Textile America. No. 17	1897
Fairchild Publishing Co.	Fairchild's National Directory and Digest. [Silks]	1920
Lord & Nagle Co.	Textile World Record. Vol. 34	1908
Stainsby, William	The Industrial Directory of New Jersey	1901
City of Paterson, Dept. of Community Development	Cultural Resources Survey of the City of Paterson, New Jersey	1987
Trumbull, L. R.	A History of Industrial Paterson	1882
Shriner, Charles A.	Paterson, New Jersey. Its Advantages for Manufacturing and Residence: Its Industries, Prominent Men, Banks, Schools, Churches, etc.	1890
The Paterson Daily and Weekly Guardian	City of Paterson, N.J., Illustrations and Sketches, etc.	1898
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899
Mueller, A. H.	Atlas of the City of Paterson, New Jersey	1915

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	2 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?
 (known or potential sites. If Yes, please describe briefly)
 Potential industrial archaeology (interior and courtyard)

Conversion Problem? ConversionNote: 7

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:
69654716

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 60-62 Railroad Avenue

Historic Name: Barnert Mill (Railroad Avenue Mill)

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1880 **Source:** Plaque

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Stone, Ashlar

Remaining Historic Fabric: High

Roof Finish Materials: Rolled Asphalt

Length: 90 **Stories:** 4

Structural System:

Width: 30 **Bays:** 4

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The smaller of the mills on the Barnert Mill lot is a four-story, four-bay, 30 ft. x 90 ft., brick textile mill with its primary façade facing east on Railroad Avenue. A plaque on the mill above the third story windows identifies it as "Barnert Mill, Ed. 1880." Considering that histories of Paterson report that the Barnert Mill was completed in 1882, this likely makes it the earlier mill on the property with the larger L-plan mill being completed several years later. The mill is supported on a coursed brownstone ashlar foundation. The four bays are articulated by plain, full-height brick pilasters with two doorways located on the outer bays of the first floor. Window and doorway openings have stone sills and arched lintels with fleur-de-lis terra-cotta accents at the spring lines and crowns. Windows appear to be original wood frame with 12/12 wood sash on the third and fourth stories. The first and second stories are vinyl replacements that maintain the 12/12 configuration. A denticulated cornice and flat brick parapet with rounded clay tile coping cap the main façade. A majority of the window opening on the north elevation have been in-filled with concrete block.

Interior Description:

The interior was not available for inspection.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1950 to 1975	Replacement or loss of some windows frames and sash.

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Nathan Barnert	Developer

Date form completed: 9/26/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

69654716

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 463 Grand Street

Historic Name: Barnert Mill (Grand Street Mill/Dale Avenue Mill)

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1880 **Source:** Plaque

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Stone, Ashlar

Remaining Historic Fabric: Medium

Roof Finish Materials: Rubber Membrane

Length: 125 **Stories:** 4

Structural System: Heavy Timber Framing

Width: 200 **Bays:** 9

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
 (checked if applicable) dock rail siding other

Exterior Description:

The Barnert Mill is a 4-story, gable-roof, brick mill with a J-shaped plan. The 125-ft.-long base of the "J" is the main façade and it faces westward on Dale Avenue. The long side of the "J" faces south on Grand Street and is approximately 200 ft. long. The north side of the "J" is approximately 115 ft. long. Within the courtyard created by the "J" and a second smaller mill building facing Railroad Avenue is a 1-story boiler house and brick smokestack with a square plan. According to the 1887 Sanborn Map, the smokestack was 86 ft. tall, but it has been shortened and is no longer visible above the roof line. The mill was built circa 1880-82. The only known alteration to its original plan was the extension eastward of the south wing along Grand Street by about 50 ft. between 1887 and 1899. This extension replaced a 3-story frame building that housed the Erie Hotel.

The Barnert Mill is supported on a brownstone, coursed ashlar foundation. Wall construction is common-bond red brick articulated by full-height pilasters with simple capitals located directly below a plain brick frieze. The mill's structural system is slow-burning timber framing, according to historic Sanborn maps (the interior was not available to inspection). Window openings have stone sills and segmental arch lintels with ashlar keystones. Window frames and sash have been removed with most of the openings filled with concrete block for the two lower stories and with plywood for the two upper stories. The central bay on the west façade and the 7th bay from the west on the south façade have openings for double door loading bays on each floor. Original wood door frames appear to be intact but the doors are modern. Cantilevered steel I beams protrude from the walls above the 4th-floor loading bays providing a point for attaching block and tackle. A simple, deep molded cornice is found on all elevations finished by a 3-bay-wide triangular pediment on the west and east elevations. The long south elevation also has a 3-bay-wide triangular pediment at the west end.

Interior Description:

Not accessible at time of survey. According to the 1887 and 1915 Sanborn maps there was a belt-drive elevator (early example) at the southeast corner of the north wing.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1887 to 1899	Addition to east end of Grand Street wing.
Physical alteration		1950 to 1975	Loss of windows frame and sash. In-fill of window openings with concrete block.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

69654716

Organization: Hunter Research, Inc.

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Nathan Barnert	Developer

Date form completed: 9/20/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

69654716

ELIGIBILITY WORKSHEET - Properties

Property ID 69654716

History:

The Barnert Mill was developed in the early 1880s by Nathan Barnert as a tenant mill. According to the Sanborn map of 1887, the floors of both the larger Grand Street/Dale Avenue mill and the smaller Railroad Avenue mill were occupied by various silk manufacturers, leasing space on a floor-by-floor basis. Among the firms known to have occupied the mill from a review of directories and trade journals are John Royle (machinist, 1880); John A. Magill & Co. (silk dress gussets, 1887), F. Ulrich & Co. (1889), Anderson Bros. (broad silk weavers, 1889, 1897), C. Feder & Sons (silk handkerchiefs, 1889), Mackay & Rowson (silk throwsters, 1889, 1902), J. Wright Smith (silk mfg., c. 1900), Holmes Silk Co. (dress goods, veils, handkerchiefs, 1901-02), Isleib & McLane (silk throwsters, 1901-02), David Barton & Son (silk throwing, 1908), Oscar Egle (silk throwing, 1908), Pacific Silk Co. (1920), Paterson Silk Co. (1920). The mill has continued in use as rentable loft space to the present day.

Nathan Barnert was among Paterson's prominent real estate developers also serving as a two-time mayor in 1883-86 and 1889-90. Barnert was closely associated with the development of silk tenant mills, and his Barnert Mill was considered among the most "modern" when built in 1880-82. A Jew born in Prussia in 1838, Barnert immigrated to New York City at the age of 11 with his father, a tailor. He learned the trade in his father's shop prior to venturing to California lured by the promise of the gold rush in the late 1840s. There, as was the case for so many others, he realized that an easier fortune might be made not by seeking gold but by selling goods to those who did. Eventually returning to New York City, Barnert accumulated significant wealth executing large contracts for clothing Union forces during the Civil War. Relocating to Paterson after the war and announcing his "retirement" from mercantile concerns, he had the foresight to invest in real estate, undertaking the erection of the Barnert Mill on Grand Street, regarded at the time as the first "great modern mill" outside of the Great Falls waterpower district.

Barnert also acquired the adjacent Dale Mill, a massive 1880s era tenant mill along Railroad Avenue that was razed in the 20th century for surface parking and one-story commercial buildings. Both the Dale Mill and the Barnert Mill occupied the entire block between Grand Avenue and Market Street, and Dale and Railroad Avenues. Barnert constructed another mill behind the Dale Mill, fronting Dale Avenue, that is extant, and known as Barnert's Greater Mill. Today it is reused as housing and for the Dale Avenue School. As a real estate developer specializing in tenant mills, Barnert represented another avenue to business success in Paterson and a model that would be followed by others including the owners of the Hall, Aronsohn and Sowerbutt mills.

Barnert's legacy of philanthropy and commitment to the highest values of political integrity by facing off with political graft and nepotism won him a high place of appeal and honor in Paterson's social and historic annals. So much esteemed was Barnert, that a bronze statue of him was erected in front of City Hall in 1923 prior to his death in 1927. Barnert in his later years gifted to Patersonians and specifically to the Jewish community three important edifices: a Hebrew temple for the congregation B-Nai Jeshurun, known as the Barnert Memorial Temple; Barnert Hospital, opened in 1914; and the Miriam Barnert Memorial Hebrew Free School. Today only the hospital remains, while the other two have been razed.

Statement of Significance:

The Barnert Mill is a representative example of late-19th-century mill architecture with excellent integrity. In comparison with historic photographs and maps, it retains its historic massing and architectural details, save for alterations to some, but not all windows and doors. A small brick mill that was located to the north of the Railroad Avenue mill in the northeast corner of the site has been replaced by a 1.5-story concrete block building. The mill is associated with Nathan Barnert, a leading Paterson businessman and politician, who exemplified the economic opportunities open to immigrants. The Barnert Mill also is associated with an important trend in the organization of Paterson's silk industry, the establishment of tenant mills for smaller manufacturers carrying out various steps in the silk production process.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D
Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Barnert Mill is recommended eligible under Criterion A for its association with important trends in the development of Paterson's silk industry, namely as a significant and well-known model for the tenant silk mill. It is eligible under Criterion B for its association with Nathan Barnert, a prominent Paterson businessman and politician, closely associated with the development of this type of tenant silk mill. It is eligible under Criterion C as a significant representative example of textile mill architecture.

Total Number of Attachments: 2

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

69654716

Organization: Hunter Research, Inc.

List of Element Names: Barnert Grand Street/Dale Avenue Mill
Barnert Railroad Avenue Mill

Narrative Boundary Description:

The property boundary is tax block 6213, lot 3 as shown on the 2006 Paterson tax map, accompanying this form.

Date Form Completed: 9/26/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

(Primary Contact)

Property ID:

69654716

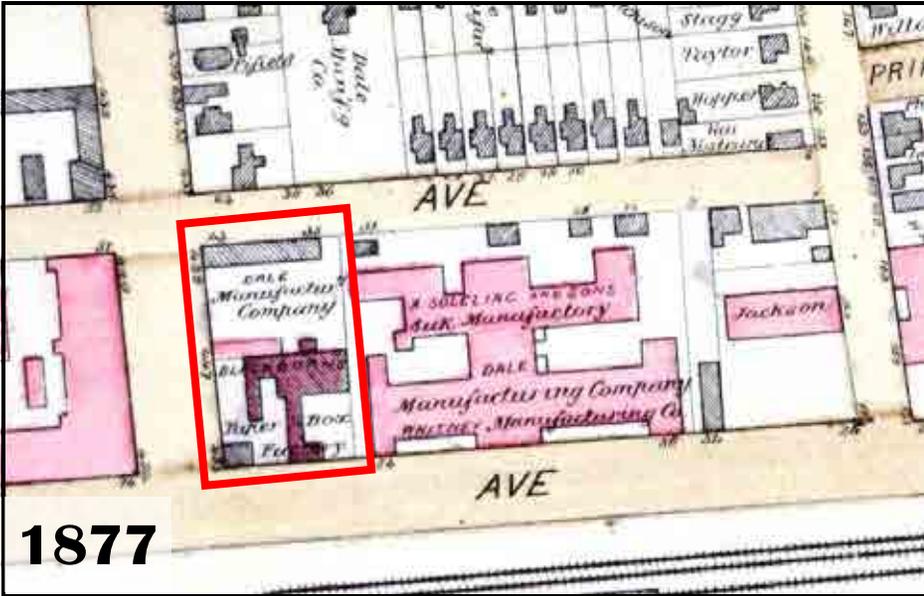
Page 8

Organization: Hunter Research, Inc.

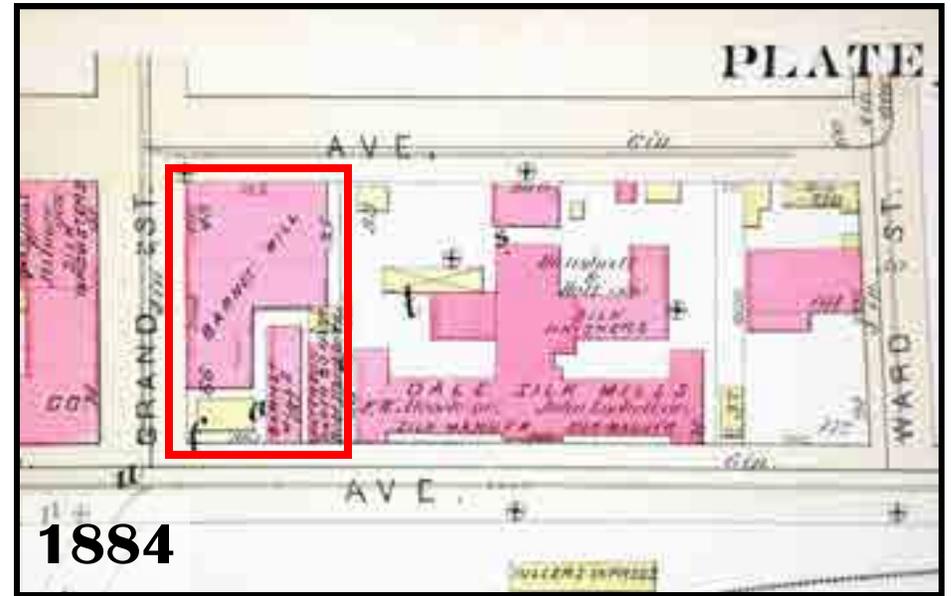
BARNERT MILL

463 Grand Street, Paterson, NJ B 6213 L 03

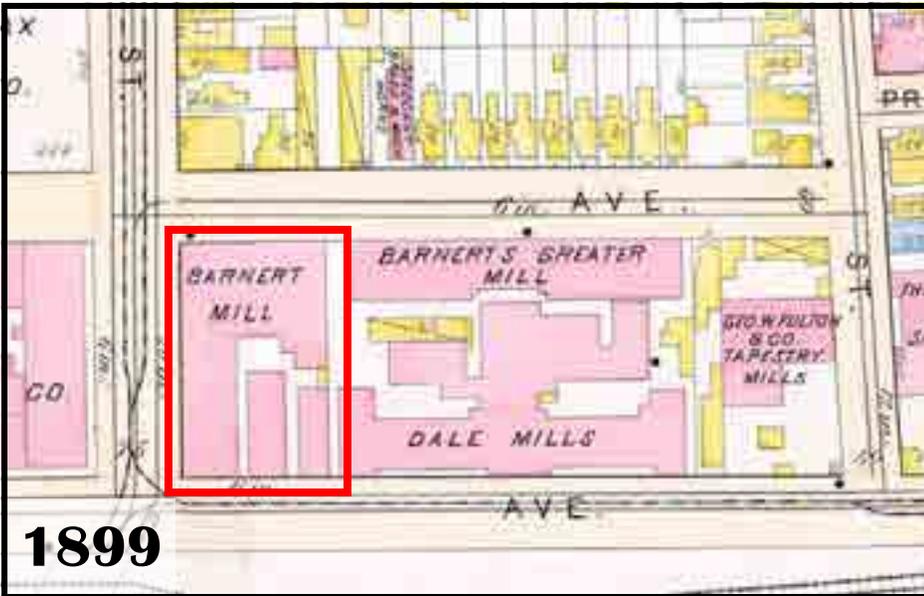
Site Development Maps 1877, 1884, 1899, 1915



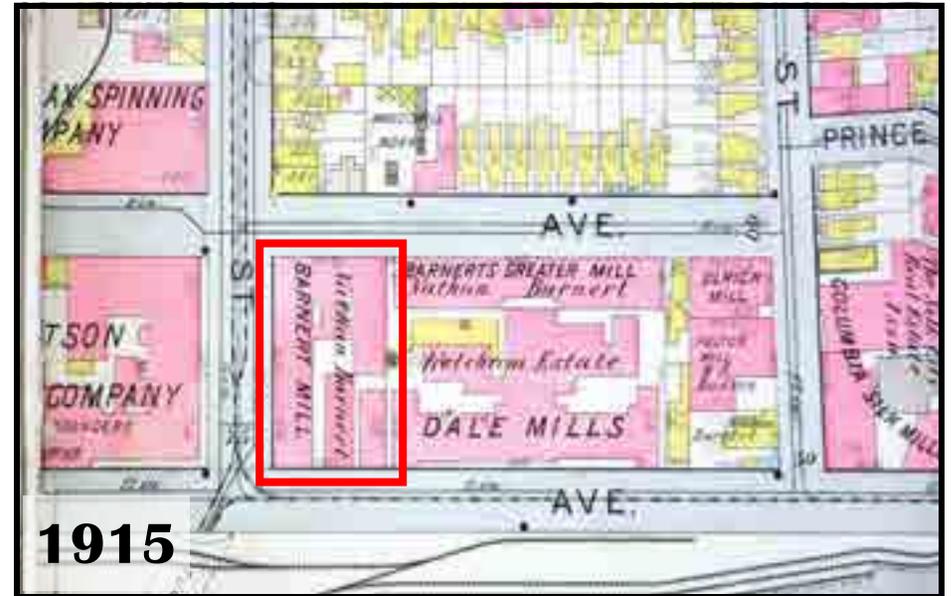
1877



1884



1899

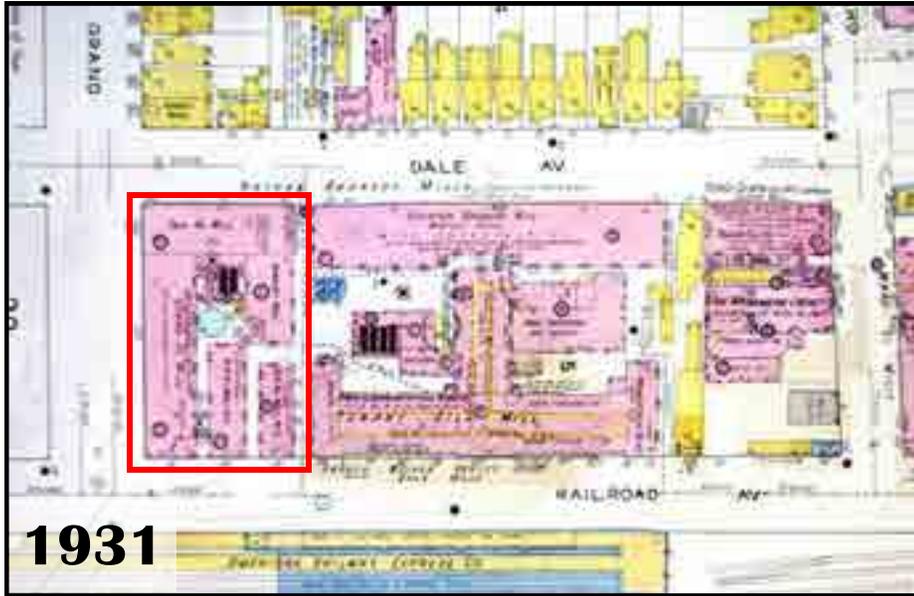


1915

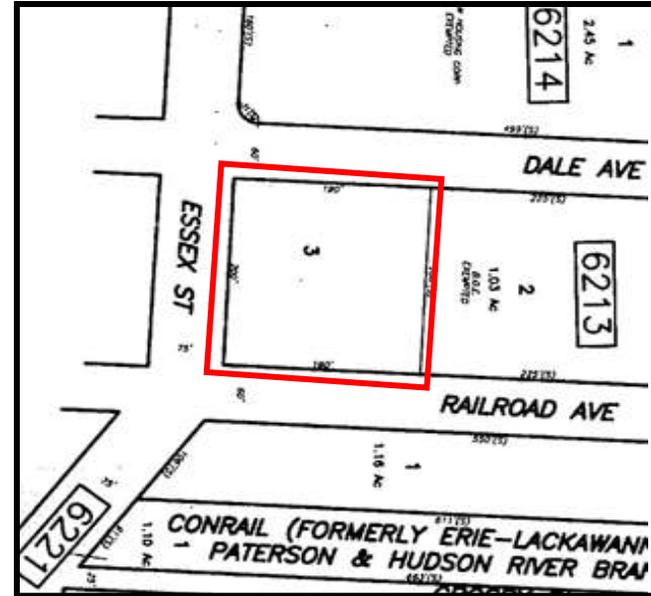
BARNERT MILL

463 Grand Street, Paterson, NJ B 6213 L 03

Site Development Maps, 1931, 2006, 2010



1931



**TAX MAP
2006**



**BING maps
2010 / west**



**BING maps
2010 / east**

BARNERT MILL

463 Grand Street, Paterson, NJ B 6213 L 03

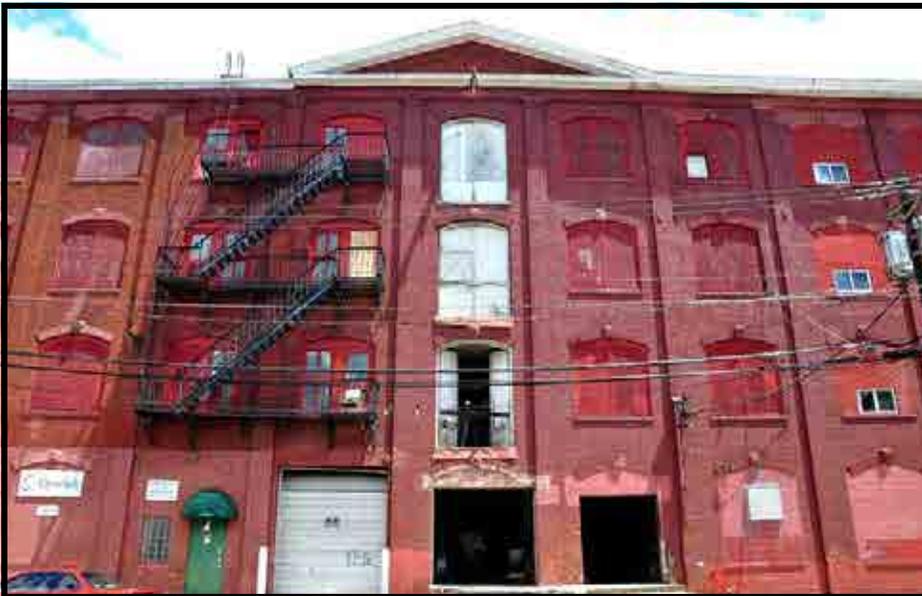
Photographs, historic / contemporary



BARNERT 1: c.1890 looking NE from corner of Grand (right) and Dale (left) showing S and W sides. Hoisting bays are located at the center of each side.



BARNERT 2: present day view, compare with Barnert 1, looking NE from corner of Grand (right) and Dale (left) showing S and W sides.



BARNERT 3: detail view of W side, looking E from Dale Ave. Note central hoisting bay over four converted entrances.



BARNERT 4: oblique overview of N and W sides, looking SE from Dale Ave. Note additions of loading docks and converted entrances at center of W side.

BARNERT MILL

463 Grand Street, Paterson, NJ B 6213 L 03

Photographs, historic / contemporary



BARNERT 5: oblique overview, looking NE from corner of Grand (right) and Dale (left) showing S and W sides.



BARNERT 6: detail view looking W from Railroad Ave., showing E facades of the two independent structures with a distinctive stylistic approach to each façade.



BARNERT 7: oblique detail views looking SW of each of the Railroad Ave facades.



BARNERT 8: oblique overview looking NW, showing 1-story, non-contributing addition along Railroad Ave. While these are two continuous buildings that are in use on the property, they are not historic and non contributing to the site's integrity or significance.

PROPERTY REPORT

Property ID: **-855428749**

Property Name: C. De Grado Silk Dyeing Co. **Ownership:** Private
Address: 176 E 7th ST **Apartment #:** **ZIP:** 07524
Nearest cross street: **Second cross street:**
Rye
Distance to property: 0 ft **Compass Direction:** 180 degrees

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson	Bunker Hill	Paterson	1807	3

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The C. De Grado Silk Dyeing Co. mill is a 4-story, 9-bay, 60 x 130 ft., rectangular plan, brick mill at the northwest corner of East 7th and Rye Streets in the Bunker Hill section of Paterson.

Setting:

The mill is located in an industrial setting. To its south and west is a brownfield in which all buildings have been razed. To the east, across East 7th Street, is a modern recycling operation. The Erie Railroad corridor is located about 1/2 block to the east.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-855428749

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A. H.	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Co.	Insurance Maps of Paterson, New Jersey	1931	
Heusser, Albert H.	The History of the Silk Dyeing Industry in the United States	1927	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-855428749

Page 2

(Primary Contact)

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 1 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and mill yard)

Conversion Problem? ConversionNote: 26

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-855428749

Page 3

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 169-179 East 7th Street

Historic Name: C. De Grado Silk Dyeing

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1919 **Source:** Inscription

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Brick, Common Bond

Remaining Historic Fabric: High

Roof Finish Materials: Rolled Asphalt

Length: 130 **Stories:** 4

Structural System: Reinforced Concrete Frame

Width: 60 **Bays:** 9

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The 4-story, 9-bay, side-gabled mill has a narrow width-to-length ratio typical of textile mills. The internal reinforced-concrete framing system is expressed on the exterior by a grid of full-height brick pilasters terminating below a bracketed, metal-flashed cornice. Recessed concrete bands are located above and below broad expanses of original tri-partite, 60-light steel sash windows found in all bays except the first floor where the tripartite arrangement survives but has been replaced by plate glass and modern metal sash. The East 7th Street façade is symmetrical with four bays to each side of a central entrance that is defined by wide pilasters and a frieze with cast concrete date stones and plaque with the date "1919" and name "C. De Grado." A similar frieze is found centered in the peak of the shallowly gabled ends. At the rear of the building are three brick stairwells.

Interior Description:

The interior was not available for inspection. According to the 1931 Sanborn map, the mill was in use as a tenant mill with finishing of broad silks taking place on all floors.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Replacement and in-fill of 1st floor windows

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Costabile De Grado	Dyer/Businessman

Date form completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-855428749

Page 4

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID -855428749

History:

The C. De Grado Silk Dyeing Co. mill, built in 1919, was the final build out of a dye works that was established by Costabile De Grado in 1905. De Grado was born in Salerno, Italy in 1869 and immigrated at age 11 to New York City in 1880. At age 15, he began working in a New York City silk dye house, and in 1905 he struck out on his own to establish a dye works in Paterson. The original works was located in the now vacant lots west of the current building. The works began as a very small family dye works, employing only three men. De Grado specialized in dyeing of piece goods, hat bands, umbrella silks and ribbons employing a special "radium" fast coloring process. In 1919, De Grado constructed a new mill to the east of his original establishment. Historian Albert Heusser described the mill as "one of the finest in the city." De Grado was assisted at the new works by his five sons: Andrew, Mariano, Louis, Patrick and George. The DeGrado's lived in a dwelling, now gone, that was located immediately north of the mill on East 7th Street. The 1931 Sanborn map labeled the De Grado works as a tenant mill, suggesting that by the onset of the Great Depression space within the works was being leased rather than owner-operated.

Statement of Significance:

The silk dyeing work of C. De Grado Silk Dyeing Co. was among the later entrants into Paterson's silk dyeing industry. It was one of at least 75 silk dyeing concerns that were operating in the city during the first quart of the 20th century. The story of Costabile De Grado indicates that there still existed business opportunities for small dyeing operators to build themselves up, even in the face of the increasing concentration of the business in the hands of large conglomerates like the National Silk Dyeing Company. Architecturally, the C. De Grado Silk Dyeing mill retains the classic textile mill form that had been in widespread use in Paterson and other textile centers since the early part of the 19th century, but in this case De Grado did adopt reinforced-concrete framing, which allowed for wider expanses of windows for natural lighting. This innovation, although developed in the early 1900s, was relatively slow to spread to the architecturally conservative silk industry. The mill has excellent integrity of design and materials with no major alterations.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The C. De Grado Silk Dyeing Co. mill is recommended eligible under Criterion A for its association with the pattern of economic and business development that made Paterson a center of America's silk dyeing industry. It represents one of the family-based models of business development that characterized the industry even into the early 20th century when other corporate models were becoming more dominant. It is eligible under Criterion C as among the city's best surviving examples of an early 20th century, mid-sized textile dyeing mill incorporating period refinements such as reinforced concrete framing and steel sash windows to maximize natural lighting.

Total Number of Attachments: 1

List of Element Names: C. De Grade Silk Dyeing Co. Mill

Narrative Boundary Description:

The property boundary is block 1807, lot 3 as shown on the 2006 Paterson tax map, accompanying this form.

Date Form Completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

: Patrick Harshbarger

Organization: Hunter Research, Inc.

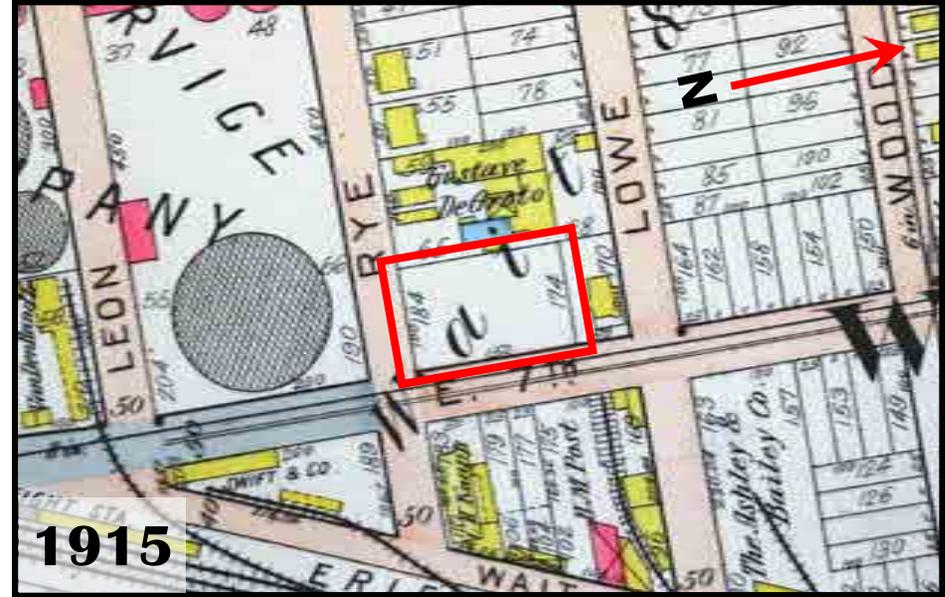
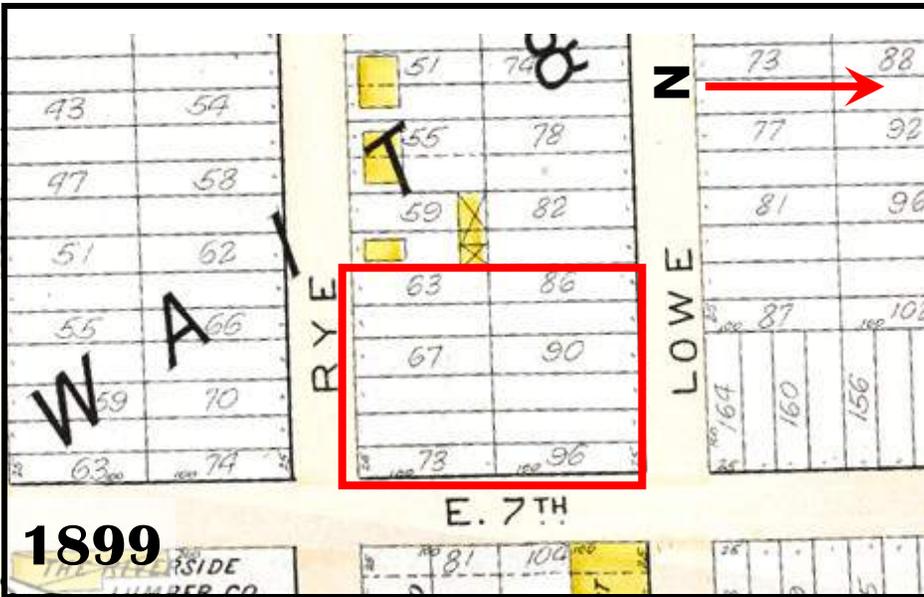
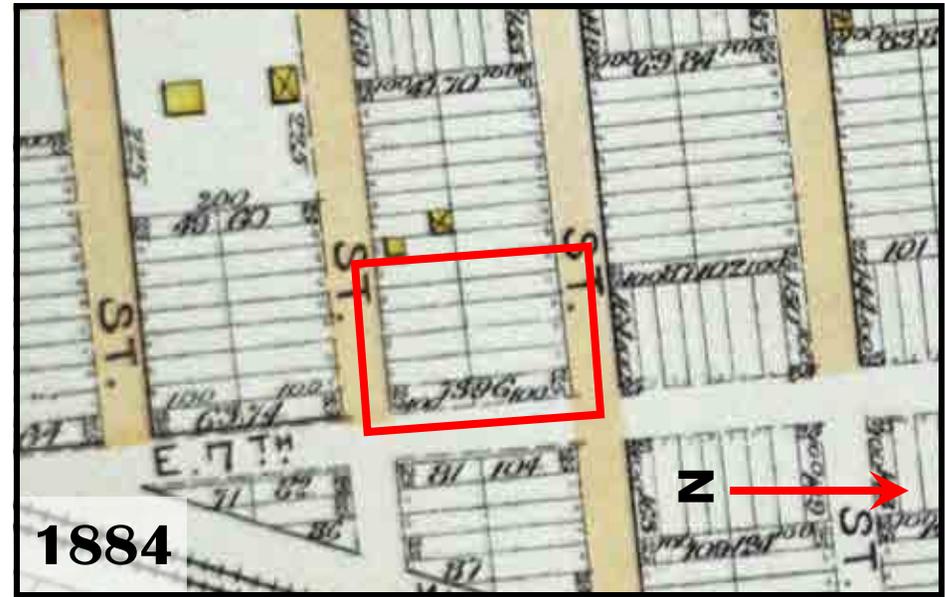
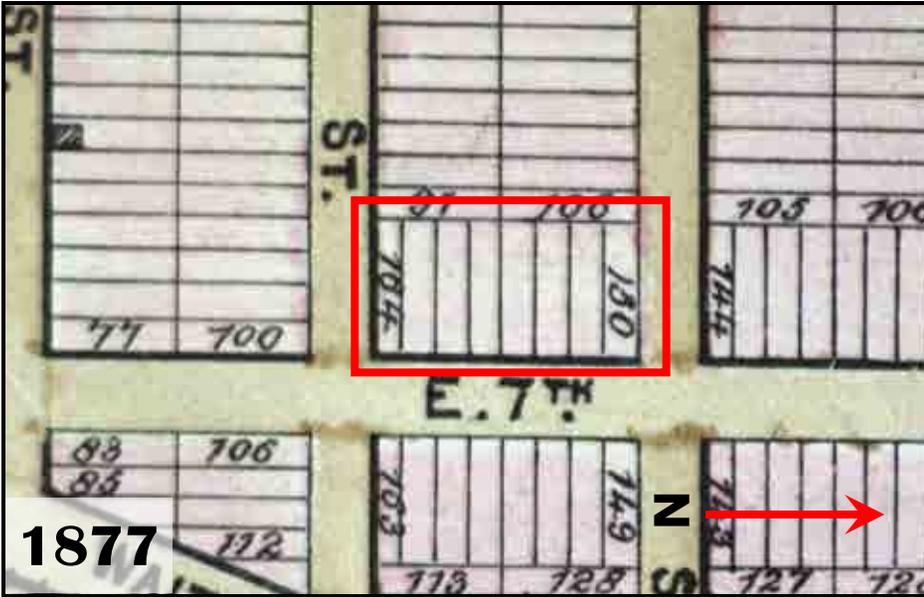
Property ID:

-855428749

Page 5

(Primary Contact)

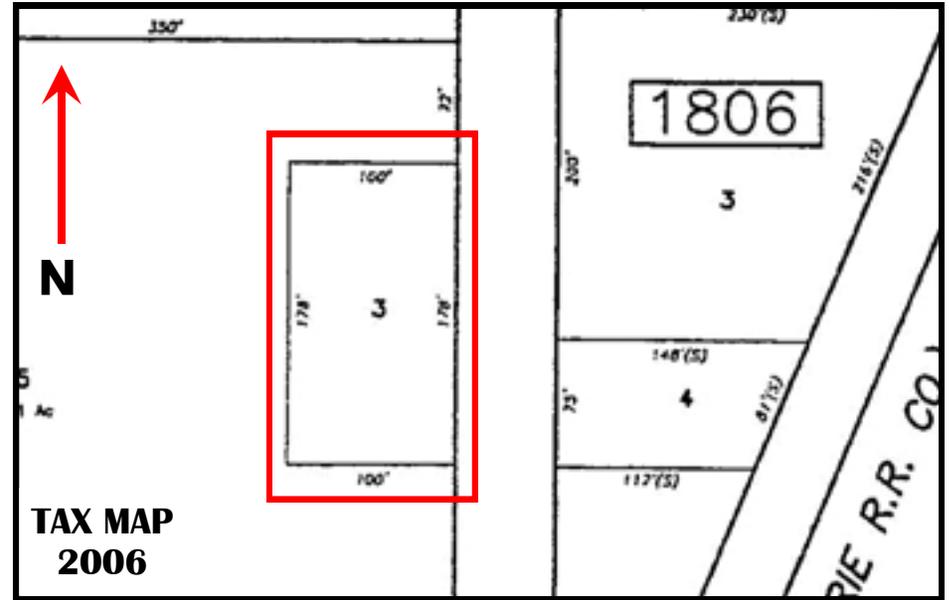
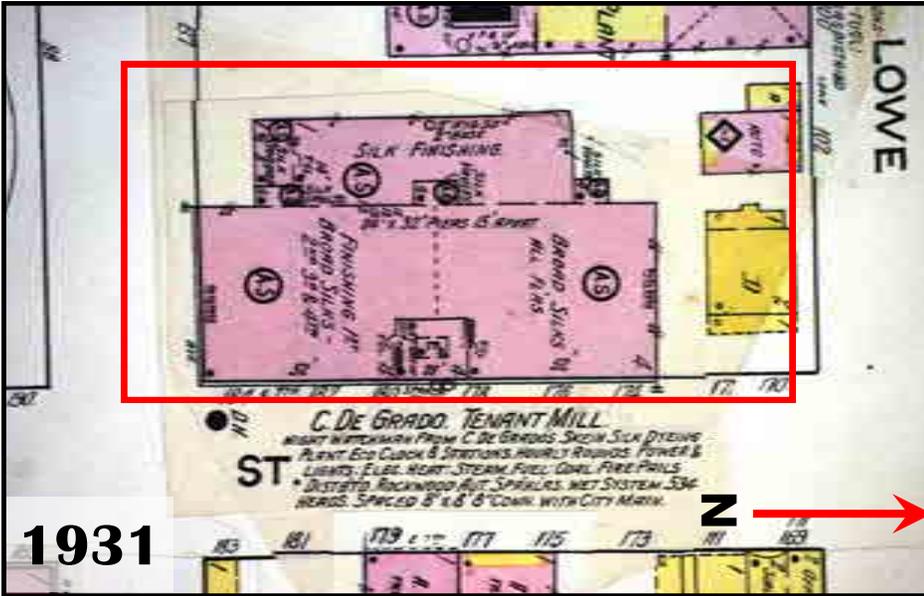
C. DeGRADO SILK DYEING
169-179 East 7th St., Paterson, NJ B 1807 L 03
Site Development Maps 1877, 1884, 1899, 1915



C. DeGRADO SILK DYEING

169-179 East 7th St., Paterson, NJ B 1807 L 03

Site Development Maps, 1931, 2006, 2010



C. DeGRADO SILK DYEING

169-179 East 7th St., Paterson, NJ B 1807 L 03

Photographs, historic / contemporary



DEGRADO 1: Oblique overview of façade and north side, looking southwest.



DEGRADO 2: Oblique overview of west façade, looking northwest.



DEGRADO 3: Oblique overview of façade and south side, looking northwest.



DEGRADO 4: detail view of cast concrete entablature centered high in the building's south side.

C. DeGRADO SILK DYEING

169-179 East 7th St., Paterson, NJ B 1807 L 03

Photographs, historic / contemporary



DEGRADO 5: oblique overview, looking NE showing south and west sides.



DEGRADO 6: detail view of south elevation, looking north. Note the entablature at center and year "1919."

PROPERTY REPORT

Property ID: **1862225029**

Property Name: Castle Piece Dye & Finishing
Address: 90 2nd AVE
Apartment #:
Ownership: Private
ZIP: 07514
Nearest cross street: East 23rd Street
Second cross street: East 24th Street
Distance to property: 0 ft
Compass Direction: 270 degrees

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson	Riverside	Paterson	2310	1-4

Property Photo:



Old HSI Number: PAS1608-471

NRIS Number:

HABS/HAER Number:

Description:

Castle Piece Dye & Finishing is an early 20th century industrial complex consisting of a connected 1-story brick dye house and a 3-story brick mill fronting on 2nd Street.

Setting:

Castle Piece Dye & Finishing is located in the Riverside neighborhood of north Paterson in an mixed-use residential and industrial setting. Most of the residences and industries in this area developed during the early 20th century. The immediate setting retains a historic scale and feeling, although there are many alterations to adjacent buildings. This area was known for its dye houses, the most prominent of which occupied lots along 1st Avenue adjacent to the Passaic River.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1862225029

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A. H.	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Heusser, Albert H.	The History of the Silk Dyeing Industry in the United States	1927	
Department of Community Development	Paterson Cultural Resources Survey	1987	
(None Listed)	"Mill Notes." Textiles, Vol. 14, No. 1., p. 41.	1919	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

1862225029

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 2 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior)

Conversion Problem? ConversionNote: 16

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

1862225029

Page 3

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 90 2nd Avenue

Historic Name: Castle Mill (Castle Piece Dye & Finishing)

Present Use: Commercial, shopping

Historic Industry: Textiles

ConstructionDate: 1920 **Source:** Plaque

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Fair

Foundation Materials: Brick, Common Bond

Remaining Historic Fabric: High

Roof Finish Materials: Rolled Asphalt

Length: 95 **Stories:** 3

Structural System:

Width: 40 **Bays:** 4

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The Castle Mill is a 3-story, 4-bay, gabled-front, rectangular plan textile mill. Although built in 1920, the mill is typical 19th-century mill construction articulated by full-height brick pilasters. The mill has segmentally arched windows that have been infilled with brick at ground level and replaced with 12-light steel sash on the façade, but surviving with original wood frames and 12/12 double-hang sash at the 2nd and 3rd stories on the side elevation. The 2nd bay from the east on the gable end has a hoist and loading bays with replacement plywood doors. The façade rises to a pediment containing a masonry plaque with the name of the building "Castle Mill" and the date "1920". There is a 1-story, windowless ca. 1950 brick addition to the rear (south) side of the mill. According to the 1931 Sanborn map, this was originally the site of a frame building that housed boilers.

Interior Description:

The interior was not accessible at the time of the survey.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1950 to 1975	Rear addition, infilled windows.

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	James V. Meola	Silk Dyer/Businessman

Date form completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1862225029

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 90 2nd Avenue

Historic Name: Dye House (Castle Piece Dye & Finishing)

Present Use:

Historic Industry: Textiles

Construction Date: 1918 **Source:** Textile Journal (Jan. 1919)

Construction Start Date:

Construction End Date:

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Brick, Common Bond

Remaining Historic Fabric: Low

Roof Finish Materials: Rolled Asphalt

Length: 75 **Stories:** 1

Structural System:

Width: 75 **Bays:** 10

Roof System: Monitor

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The Castle Piece Dye & Finishing's 1-story, 10-bay, gable-front, square-plan dye house was built in 1918 and operational by Jan. 1919. The dye house's façade is articulated with buttressed pilasters. The original windows and doors have been lost by evidence of infill with brick. The three easternmost bays have replacement steel-sash windows with steel bars set within the original window openings. Stone sills and lintels of the original window openings remain. Doorways have also been reconfigured with a rolling metal garage door placed in the center bay and a semi-trailer height loading dock placed in the western bay. According to Sanborn maps and current aerial photographs, the dye house has a double monitor roof, which is not visible behind the parapet. The dye house's side and rear elevations are not visible due to adjacent buildings and infill, most of which dates circa 1950-60 when the property was occupied by Regency Textile Processing Co., Inc.

Interior Description:

The interior was not available for inspection.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1950 to 1975	Windows infilled. Rear addition.

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	James V. Meola	Dyer/Businessman

Date form completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 5

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1862225029

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 1862225029

History:

The Castle Piece Dye & Finishing Company was incorporated in 1918 with James V. Meola as president. Meola, age 50, was a graduate of the Lowell (Mass.) Textile Institute, and also owner of the Meola Piece Dyeing & Finishing Company, also established in 1918, and located at 42-48 Shady Street in Paterson. His background prior to this time is unknown, but he seems to have been typical of a category of piece dye and finishing operators who flourished for a time in Paterson from the late 1910s to 1920s. Heusser, in his history of the silk dyeing industry, notes that Paterson's Riverside neighborhood saw the construction about a half dozen mid-sized dyeing operations during this period inclusive of the Hamilton Piece Dye Works (First Ave./East 22nd St.), Empire Piece Dyeing & Finishing (101-117 East 19th St.), Gatti Silk Dyeing & Finishing (50-64 East 24th St.), the Arrow Piece Dyeing & Finishing Co. (9 East 23rd St.), the Expert Dyeing Co. (82 First Ave.). By 1927, these works including Castle employed about 500 workers collectively. The Gatti dye works was located on the same block and immediately south of and behind the Castle dye works.

Castle may have only been modestly successful because by 1931 the 3-story mill was shown on a Sanborn map as a "tenant mill," meaning that it was likely that Castle was leasing the space out. The 1-story dye house remained in operation. Meola died in 1933 and there is no evidence that Castle continued operations under that name. By 1950, the Castle dye works and the neighboring Gatti dye works had been consolidated under the operation of the Regency Textile Processing Company, which appears to have made extensive modifications to the Gatti portion of the works during this period and replacing Castle's boiler house with a building used for rayon storage. According to a Sanborn map that was updated in 1950, the 3-story Castle Mill was being used for textile storage and loft space, and the former Castle dye house was being used for packing case storage. During the 1987 cultural resources survey of Paterson, the facility was identified as housing the Ertex Knitting Company. Today, the Castle Mill is used as a retail shop for discount goods, although it appears that the upper floor is vacant. The dye house is also vacant and for sale.

Statement of Significance:

Castle Piece Dye & Finishing is representative of small to mid-sized dye works that were constructed in the Riverside section of Paterson in the late 1910s to mid-1920s. This was a later phase in the industry's development with family owned shops filling niches in the market for piece dyeing (dyeing fabrics) as opposed to skein dyeing which had dominated the industry in the late 19th century. These mills appear to have flourished briefly in the consumer boom of the 1920s, but fallen on very hard times during the Great Depression. Of the half-dozen known mills associated with this locally significant trend in Paterson's Riverside, this is the most intact. Architecturally, the mill and dye house are late-19th-century in form and style, reflecting the conservative nature of the textile business. The complex retains its overall form and massing, important aspects of integrity, although there have been significant alterations to the fenestration and doors on the 2nd Avenue façade.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Castle Piece Dye & Finishing is recommended eligible under Criterion A for association with a locally significant pattern of economic/business development related to small- to medium-sized silk dyers locating to the Riverside neighborhood in the late 1910s and 1920s. These businesses employed a significant number of workers and contributed to the development of a mixed-use neighborhood. The dye works is recommended eligible under Criterion C as an important representative example of this industrial building type, based on comparison with other similar examples, several of which have been razed and the others significantly altered.

Total Number of Attachments: 2

List of Element Names: Castle Mill
Dye House

Narrative Boundary Description:

The property boundary is tax block 2310, lots 1-4, as shown on the 2006 Paterson tax map, accompanying this report.

Date Form Completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1862225029

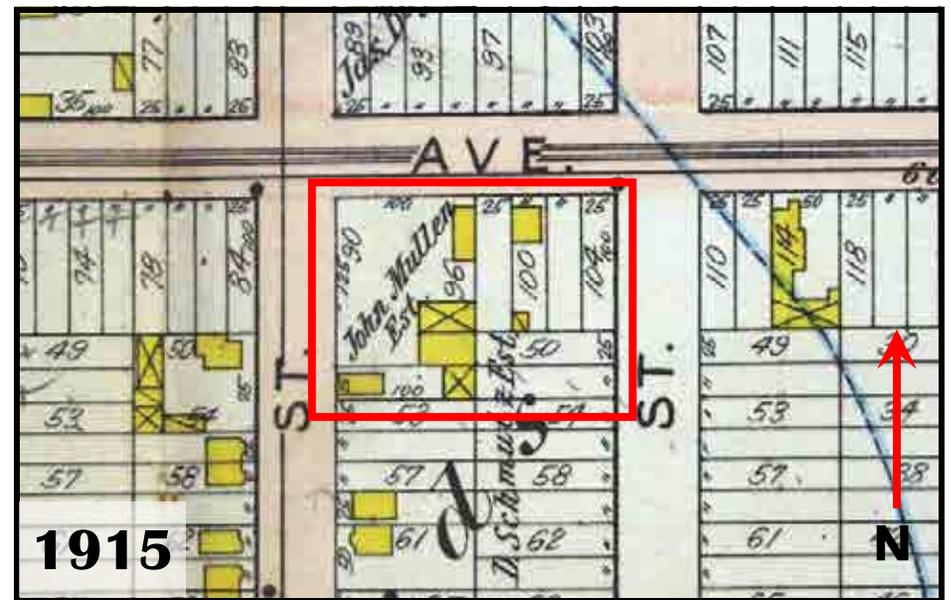
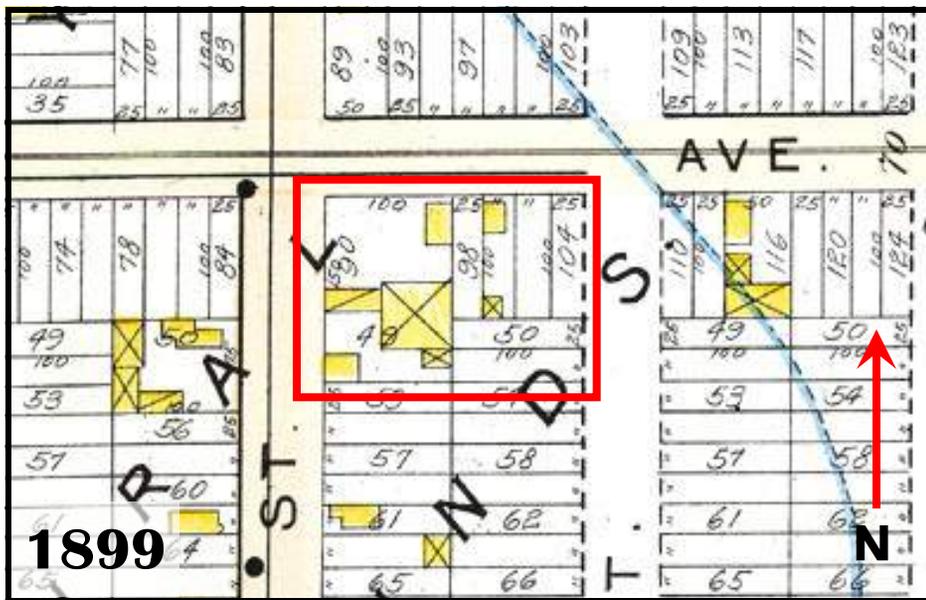
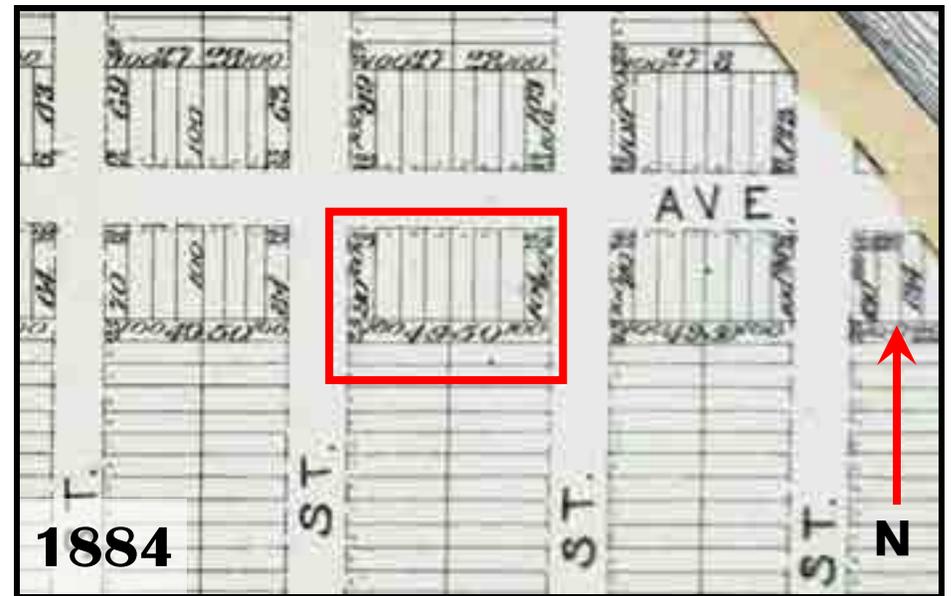
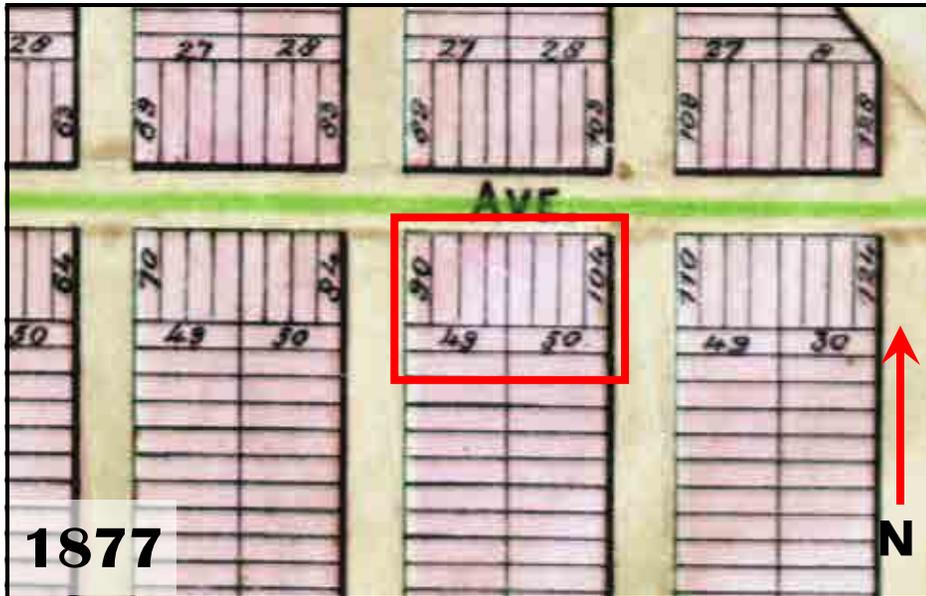
Page 6

(Primary Contact)

CASTLE PIECE DYEING & FINISHING

90 Second Ave., Paterson, NJ B 2310 L 01, 02, 03, 04

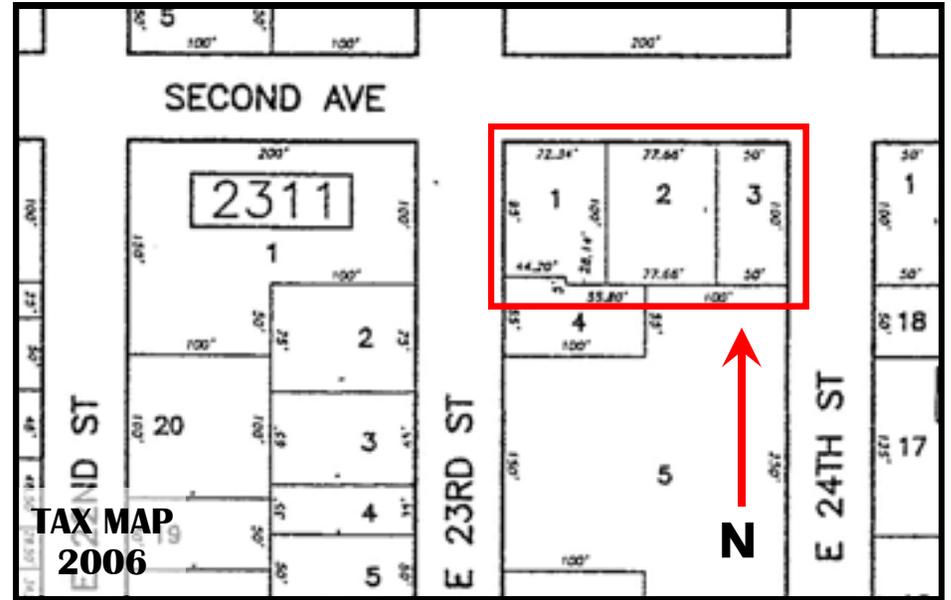
Site Development Maps 1877, 1884, 1899, 1915



CASTLE PIECE DYING & FINISHING

90 Second Ave., Paterson, NJ B 2310 L 01, 02, 03, 04

Site Development Maps, 1931, 2006, 2010



CASTLE PIECE DYING & FINISHING

90 Second Ave., Paterson, NJ B 2310 L 01, 02, 03, 04

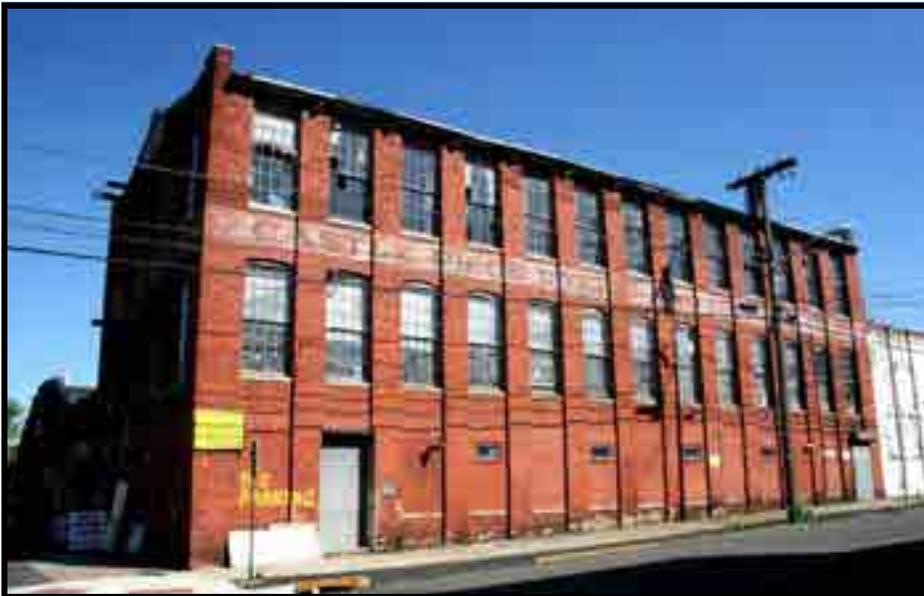
Photographs, historic / contemporary



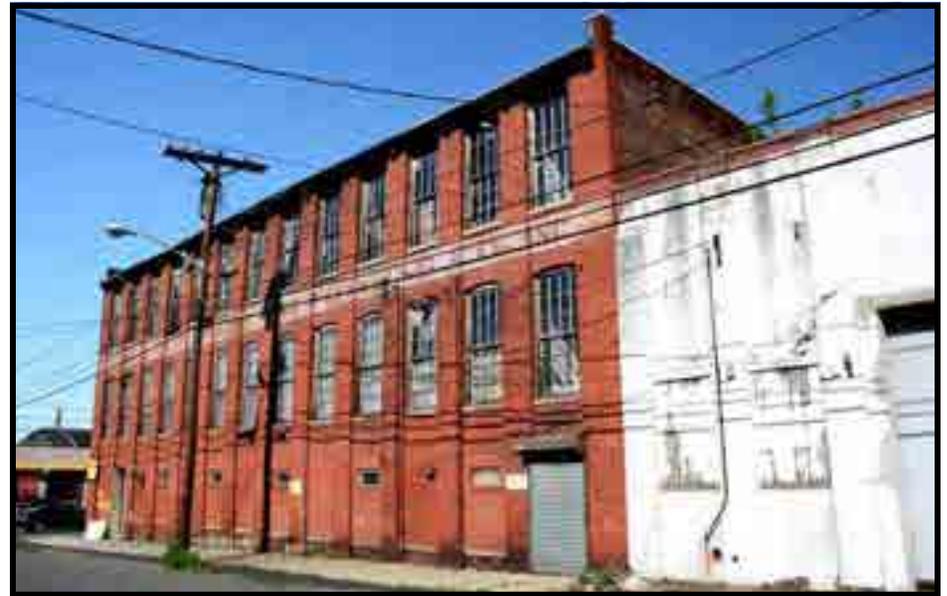
CASTLE 1: Oblique overview of façade and west side, looking southeast from corner of Second Ave. and 22nd St.



CASTLE 2: view of façade looking south from across Second Ave. Note name plate at top center, indicating date 1920.



CASTLE 3: overview of west side, looking east from corner of Second Ave. and 22nd St.



CASTLE 4: oblique overview of west side (22nd St.), looking northeast.

CASTLE PIECE DYING & FINISHING

90 Second Ave., Paterson, NJ B 2310 L 01, 02, 03, 04

Photographs, historic / contemporary



CASTLE 5: detail view of façade roofline and sandstone entablature, showing name and 1920 date.



CASTLE 6: Oblique overview of Dye House facade, looking southeast across Second Ave.



CASTLE 7: oblique overview of Dye House façade and mill façade, looking west along Second Ave.



CASTLE 8: oblique overview looking southeast along 22nd St., showing west side of the mill and the length of the block occupied by additional dyeing and finishing structures (not associated with Castle).

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion: 8/19/1998

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #:	(if applicable)
Department of Community Development	City of Paterson Survey	1987		
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designations Staff Opinion of Eligibility	2012		
Hyde, E B	Atlas of Passaic County, New Jersey	1877		
Robinson, E	Atlas fo the City of Paterson, New Jersey	1884		
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899		
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915		
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915		
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931		
Guzzo, Dorothy	Cooke Locomotive & Machine Co./American Locomotive Co./Wright Aeronautical Co. Historic District SHPO Opinion	1998	HPO-H98-89	
Cultural Resource Unit	Reconnaissance-/Intensive-Level Historic Architectural Survey: Madison Avenue/Conrail Bridge Replacement Project, City of Paterson, Passaic County, New Jersey	1998		

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 2

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1347029195

Organization: Hunter Research, Inc.

Additional Information:

HPO Inventory ID#: 3931 HD

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0	Building	0	Bridge
0	Structure	0	Landscape
0	Object	2	Industry

Historic District ?

District Name: Cooke Locomotive/American Locomotive/Wright Aeronautical Historic Di

Status: Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential for industrial archaeology (interior and shop yard).

Conversion Problem? ConversionNote: 1

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1347029195

Page 3

(Primary Contact)

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 1183 Madison Avenue

Historic Name: Machine Shop and Wash House at Cooke Locomotive and Machine Co.

Present Use: Industrial, heavy goods handling and processing

Historic Industry: Transportation Equipment Manufacture

ConstructionDate: 1888 **Source:** Historic Maps

Construction Start Date: 1888 **Construction End Date:** 1925 Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 500 **Stories:** 1

Structural System:

Width: 150 **Bays:** 50

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The Cooke Locomotive Machine Shop is a 1-story, 50-bay brick building with its oldest portion and longest façade facing north towards Madison Avenue. Originally constructed ca. 1888, the machine shop has been expanded over time to occupy the nearly 90,000 square ft. footprint it does today. The northernmost section of the extant building dates to 1888. It has a raised monitor roof featuring 24-light metal windows. The middle 8 panes on each of these windows function as a pivot window. Below the roofline is corbelled brickwork. Ground-level windows are 3-pane metal replacements set in arched brick openings; some of the window openings have been infilled. Centrally located along the north façade is garage bay that serves as the shipping and receiving entrance to the current tenant. A concrete ramp transitions vehicles from street level to the lower machine shop floor. The original machine shop was attached to an erecting shop located 25 ft. to its south via a 1-story, 20 ft.-wide brick engine room. By 1931, the erecting shop had been demolished and the 25 ft. space between the two original buildings had been infilled with a narrower brick extension to the machine shop. Like the machine shop, this extension has a raised monitor roof.

Attached to the west elevation is the wash house, which is contemporary with the original machine shop. It is a 1-story, 3-bay brick building with a gabled roof. Like the machine shop, it features brick corbelling at the roofline. A wash house entrance facing Madison Avenue has been infilled with brick. Windows on the 3-bay west elevation of the wash house are metal replacements, with the lower third of the window operating as an awning window.

Interior Description:

The interior was not accessible at the time of this survey.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1925	to	Historic Maps
Physical alteration	2000	to	Window materials; infilled openings

Architect/Designer:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1347029195

Organization: Hunter Research, Inc.

Date form completed:

9/24/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

(Primary Contact)

Property ID:

1347029195

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Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 1171 Madison Avenue

Historic Name: Office at Cooke Locomotive and Machine Co.

Present Use: Commercial, office activity - private business

Historic Industry: Transportation Equipment Manufacture

ConstructionDate: 1888 **Source:** Historic Maps

Construction Start Date: 1888 **Construction End Date:** 1950

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Running Bond

Physical Condition: Good

Foundation Materials: Stone, Ashlar

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 130 **Stories:** 2

Structural System:

Width: 35 **Bays:** 3

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The Cooke Locomotive Office Building is a 2-story, 3-bay rectangular brick building constructed ca. 1888. The building has a flat roof with a metal cornice. Below the cornice is a horizontal band of denticulated brick. A distinct feature of this building is the curved bricks rounding the building corners. The building maintains the original 5-pane metal windows on the north façade. The upper panes are fixed, whereas the lower panes function as awning windows. The side elevation windows have been replaced, but maintain the original form. The rectangular window openings have stone lintels and sills. The basement level has wooden 5-pane windows. The main entrance, fronting Madison Avenue has an arched transom amplified by and arched brick surround. The replacement front door is glazed and has a metal frame and sidelights. On the north façade above the basement level is a stone water table, dividing the brick from the brownstone foundation. The side elevations stretch 7 bays. Circular vented openings punctuate the attic story on the east elevation. Attached to the east elevation via metal clamps is an exterior metal smokestack. At the rear of the building, an 1888 attached, 1-story frame structure has been replaced with a ca. 1925 two-story, 4-bay brick attachment. This brick extension has a side-gabled roof sheathed in asphalt shingles. Projecting brick buttresses divided the bays on the west elevation. The extension's windows are a mixture of wooden 8/8, 4/4 and 2/2 double hung sash windows, some of which are replacements. The window openings have arched brick lintels and projecting stone sills. The upper portions of first story windows have aluminum siding infill. Brick infill below the first story windows indicates the window openings have been shortened. Attached to the east façade of the extension and the rear of the original office building is a mid-20th-century, flat roof brick addition. This addition extends 1 bay beyond the original office building to the east and adds a fifth bay to west façade of the ca. 1925 addition. It has a parapet wall on the south façade. Along its east elevation are a garage bay and 20-light metal windows with the middle panes opening on a pivot hinge.

Interior Description:

The interior was not accessible at the time of this survey.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1925	to	Historic maps
Physical alteration	1950	to	Historic aerials; infill materials

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 6

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1347029195

Organization: Hunter Research, Inc.

Architect/Designer:

Date form completed: 9/24/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

1347029195

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ELIGIBILITY WORKSHEET - Properties

Property ID 1347029195

History:

The Cooke Locomotive and Machine Company was among the leading manufacturers of locomotives in Paterson and the United States, often touted as second in the great Paterson triumvirate of locomotive manufacturers: the Rogers, Cooke and Grant Locomotive works, listed respectively by size and prominence. The development patterns of these businesses is rather complex in that the industrialists were often partnered with each other at different points during their period of intensive development between the 1840s and 1880s, and shared development of sites and technologies until either a death or other event caused for a reorganization of corporate players, leadership and capital. Such is the case with John Cooke, who came to Paterson from his native Montreal, Canada and became involved with Charles Danforth and others in the Danforth Locomotive Co. formed in 1865. A few years before Danforth's death in 1875, Cooke succeeded to the presidency of that company in 1871. John Cooke's administration of the business rapidly increased its capacities. His tenure was brief, however, for John Cooke died in 1882, which again provided an opportunity for the business to be reorganized as the Cooke Locomotive and Machine Co. by his three sons John, Frederick and Charles.

The demand for locomotives at this period of American western expansion was tremendous and unprecedented, leading to the inability of Paterson's manufacturers to meet orders for a lack of space in the Spruce Street locomotive district, which was already fifty years old by the 1880s. The Rogers works, for example, burned several times in the early 1870s and was rebuilt vertically because horizontal space for expansion to meet demand was no longer available. Since there was no longer a critical need to be near sources of water for power by the 1880s due to an abundance of coal and steam power systems, a profound shift occurred in the primacy of transportation accessibility (railroads for coal receiving and shipping goods to far away markets) rather than water power accessibility. The development of new industrial districts and sites was occurring in this fashion across the country, as the scale of production, technological development, and accessibility to work force and urban labor centers were demands of a major period of economic boom.

These factors lead to Cooke Locomotive's purchase of several parcels of land adjacent to the New York, Lake Erie and Western Railroad line in 1888, marking the initial development on the southeastern side of Madison Avenue along the tracks. The intention was to relocate their plant from Paterson's central industrial district to this new site with additional space for expansion and more efficient operations with direct rail connections. As depicted on the Robinson Atlas from 1899, the office building and machine shop with attached wash house were the dominant buildings on the site, but the plant also consisted of a foundry, blacksmith shop, power house, erecting shop, paint shop, hammer shop, boiler shop, tank shop, carpenter shop, and smaller out buildings, all located behind the machine shop. The company was sold to the American Locomotive Company (ALCO) in 1901, and Fredrick Cooke remained manager until his resignation in 1914.

Under ALCO, certain modifications and additions to site occurred by 1923 that can be characterized as an effort to expand the site's capacity to build locomotives rather than reduce capacity or to change its use. Soon thereafter, however, ALCO was in receivership and the site remained idle until its next development phase, when it was briefly purchased by the fast-developing Wright Aeronautical Corp. in 1928. A portion of the site was sold to the developing Morrison Machine Company in 1929, while the remainder and bulk of the Cooke site was later reconfigured by Wright primarily to accommodate its WWII expansion in the 1940s. After the war, with a dramatic drop in demand, Wright sold its portion of the Cooke site to the Continental Can Corp. in 1948, while the north end of the site remained intact with continued operation by the Morrison Machine Co. Throughout the middle of the 20th century, the portions of the Cooke Machine Co. that had been sold to Wright Aeronautical Corp. and eventually Continental Can Corp. were subdivided, razed, and replaced with large-scale industrial steel frame warehouse-type buildings. Today the original Cooke Locomotive and Machine Co. office building and machine shop are utilized by Rebco, Incorporated, a provider of a full range of architectural aluminum products.

Statement of Significance:

Demonstrative of utilitarian industrial brick buildings of this period, each of the buildings considered during this survey incorporates a number of elements of architectural interest and embellishments, such as corbelling and round edge brick features. The machine shop and its additions are exemplary of locomotive manufacturing shops, with their linear layouts lending to efficient production practices. While many moderate inappropriate reversible and non reversible changes were made to some of the building's entrances and fenestration over the years to accommodate reuse, it retains a high degree of its historic integrity and has not been seriously disfigured or compromised by irreversible and inappropriate alterations. The complex is in use and in good repair. Furthermore, complex contributed to Paterson's rise to being a primary center for locomotive manufacturing in the country.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1347029195

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(Primary Contact)

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Cooke Locomotive works is recommended eligible under Criterion A for its associations with the Paterson locomotive manufacturing industry. It is further recommended eligible under Criterion C as a good representation of classic locomotive manufacturing architecture with a focus on functionality.

Total Number of Attachments: 2

List of Element Names: Office at Cooke Locomotive & Machine Co.
Machine Shop and Wash House at Cooke Locomotive and Machine Co.

Narrative Boundary Description:

Date Form Completed: 9/24/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

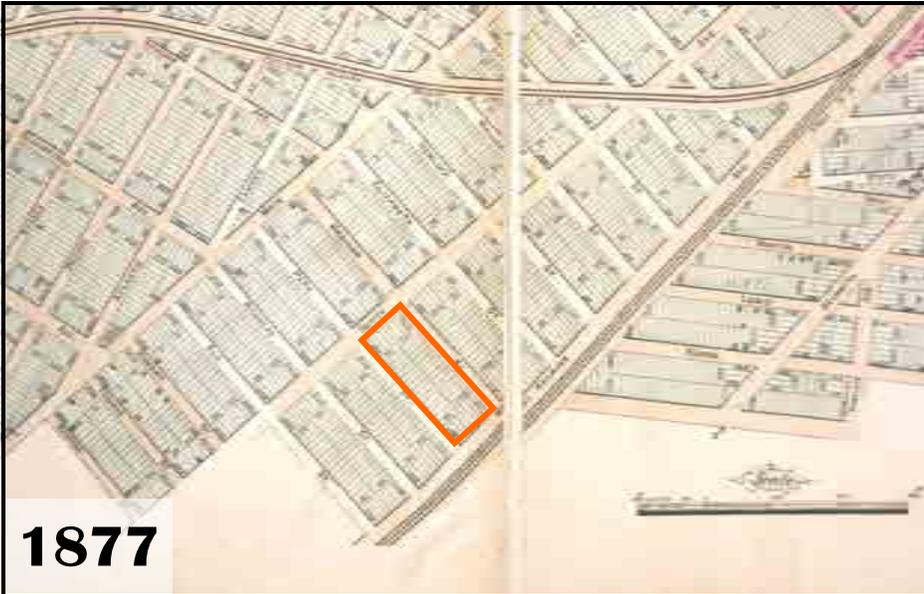
Organization: Hunter Research, Inc.

Property ID:

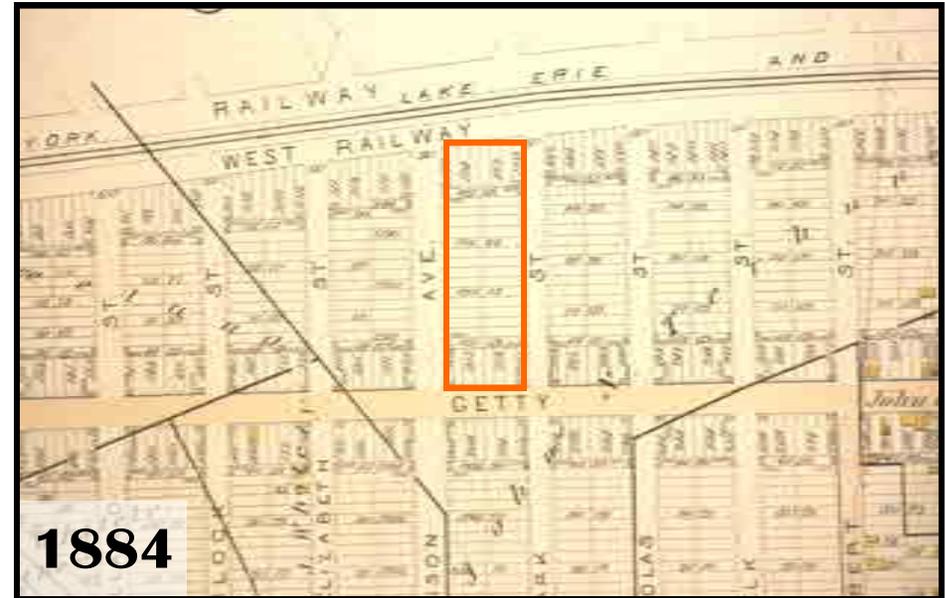
(Primary Contact)

1347029195

COOKE LOCOMOTIVE WORKS / MORRISON MACHINE
1183 Madison Ave, Paterson, NJ B6701 L01
Site Development Maps 1877, 1884, 1899, 1915



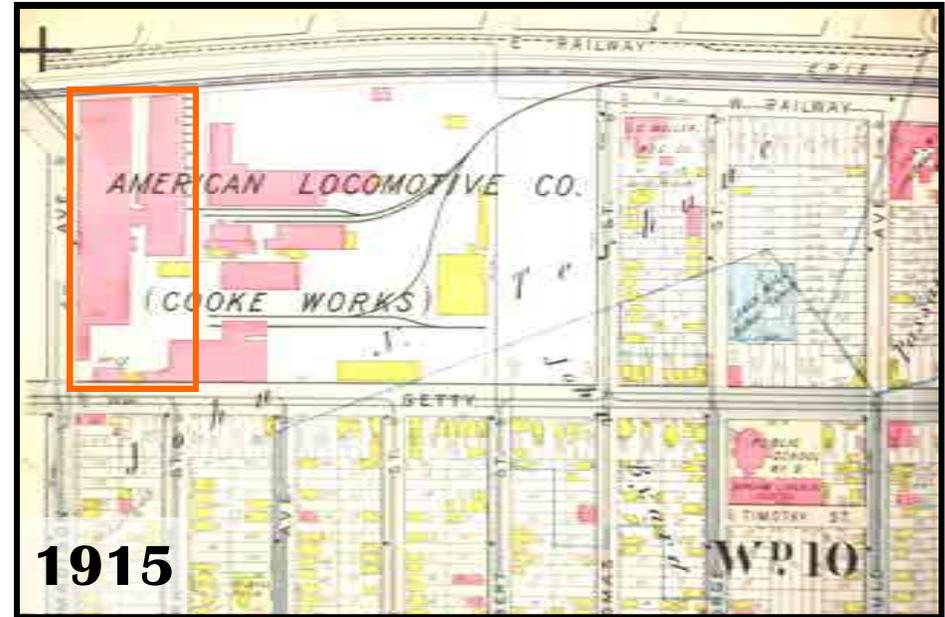
1877



1884

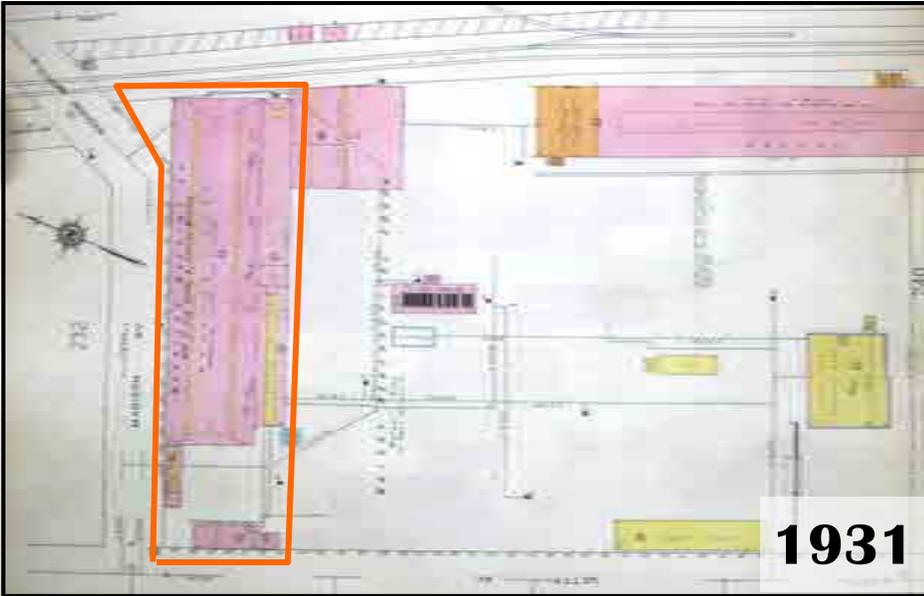


1899



1915

COOKE LOCOMOTIVE WORKS / MORRISON MACHINE
1183 Madison Ave, Paterson, NJ B6701 L01
Site Development Maps, 1931, 2006, 2010



COOKE LOCOMOTIVE WORKS / MORRISON MACHINE
1183 Madison Ave, Paterson, NJ B6701 L01
Photographs, historic / contemporary



c.1925

COOKE 1: c.1925 looking SE across Getty / Madison intersection, administration building rt. center, wash house & foundry lft. center



COOKE 2: Administration Building, oblique view looking SW, showing façade and east side. Note 1920s addition at rear.



COOKE 3: Administration Building, looking S, showing N façade. Note intact cornice detail, dentils, sandstone lintels, cut stone sills, rounded brick circular entrance.



COOKE 4: Administration Building, looking W, showing E side. Note 1920s addition at rear.

COOKE LOCOMOTIVE WORKS / MORRISON MACHINE
1183 Madison Ave, Paterson, NJ B6701 L01
Photographs, historic / contemporary



COOKE 5: looking E, showing building rt. center, wash house & foundry lft. center



COOKE 6: Wash House façade looking E, showing gable of Machine Shop at right rear. 1920-50s brick addition to front of Machine shop is also visible.



COOKE 7: Wash House & Machine Shop, looking SE, Madison Ave at left. Note intact corbelling detail running length of the 200 ft. machine shop.



COOKE 8: detail view of stepped corbelling detail along cornice of Machine Shop.

PROPERTY REPORT

Property ID: 1131236190

Property Name: Eclipse Mill (J.C. Todd Jute Mill) **Ownership:** Private
Address: 11 20th AVE **Apartment #:** **ZIP:** 07501

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	6001	8

Property Photo:



Old HSI Number: PAS1608-489 **NRIS Number:** **HABS/HAER Number:**

Description:

The Eclipse Mill was built in 1873 as the J.C. Todd Jute Mill and about 1906 was sold and covered into a silk mill specializing in the weaving of ribbons. The complex is comprised of a 2-story, 5-bay, front-gabled brick mill with monitor roof (2) a 2-story, 5-bay front gabled mill, and (3) a 2-story, 2-bay brick office.

Setting:

The mill is located at the northwest corner of the intersection of 20th Avenue and Jackson Street. The gable ends of the two mills face on 20th Avenue and the office building faces on Jackson Street. The urban setting south of downtown Paterson is mixed use. The dominant features are a large modern one-story warehouse/factory on the east side of Jackson Street and the I-80 corridor and Main Street exit ramp located to the south and west of 20th Avenue.

Registration and Status Dates: **National Historic Landmark?:**
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID: 1131236190

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hunter Research, Inc.	Cultural Resource Investigations of the Allied Textile Printing Site, Paterson NJ. Volume 1. Factories Below the Falls.	2010	
Shringer, Charles A	Paterson, N.J. Its Advantages for Manufacturing etc.	1890	
Hyde, E. B.	Atlas of Passaic County, N.J.	1877	
Robinson, E.	Atlas of the City of Paterson, N.J.	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, N.J.	1899	
Mueller, A. H.	Atlas of the City of Paterson, N.J.	1915	
Sanborn Map Company	Insurance Maps of Paterson, N.J.	1915	
Sanborn Map Co.	Fire Insurance Maps of Paterson, N.J.	1887	
Sanborn Map Co.	Fire Insurance Maps of Paterson, N.J.	1899	
Sanborn Map Co.	Insurance Maps of Paterson, N.J.	1931	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

1131236190

Page 2

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 3 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and mill yard)

Conversion Problem? ConversionNote: 4

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

1131236190

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INDUSTRIAL BUILDING ATTACHMENT

Common Name: 11 20th Avenue

Historic Name: Main Mill - J.C. Tood Jute Mill / Eclipse Mill

Present Use: Commercial, office activity - private business

Historic Industry: Textiles

ConstructionDate: 1873 **Source:** Shriner (1890)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Stone, Coursed Rubble

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 120 **Stories:** 2

Structural System:

Width: 65 **Bays:** 5

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The main mill, built ca. 1873, is a 2-story, 5-bay, front-gabled brick mill with monitor roof facing south on the corner of 20th Avenue. A ca. 1890 drawing of the mill (Shriner 1890, p. 146) illustrates the mill's original appearance with a central bay with double-wide mill doors, hoist in the peak of the gable, shallow over-height segmental-arch windows with 25/20 double-hung sash, and stone foundation. The mill was rehabilitated ca. 2001 for office use with the major visual alteration the replacement of the doors with plate glass and replacement of the wood-frame and sash windows with modern mass-produced double 1/1 metal sash on the 1st floor and 1/1 sash on the second floor.

According to the 1887 and 1899 Sanborn maps, the mill originally had an alley to its rear separating it from the two-story office building. This alley was filled by a 2-story rear extension to the mill prior to 1915. This alley accessed a mill yard that had a 1-story brick boiler house and a 2-story picker house. Both of these buildings were removed prior to 1915 and replaced by a 1-story electric powerhouse with two boilers and 250 hp generator attached to the rear of the office.

Interior Description:

The interior was not available for inspection. According to the 1887 Sanborn map, the mill had carding and spinning of jute on the 1st floor and weaving of the jute into bagging on the 2nd floor. During the early 20th century, silk mill period, the 1st and 2nd floors were used to weave silk ribbons and labels.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Rehabilitation	2001	to	

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Joseph C. Todd	Manufacturer

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1131236190

Organization: Hunter Research, Inc.

Date form completed:

10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

(Primary Contact)

Property ID:

1131236190

Page 5

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 11 20th Avenue

Historic Name: Secondary Mill - J.C. Todd Jute Mill Store House/ Tenant Silk Mill

Present Use: Recreation and Entertainment, active - indoor

Historic Industry: Textiles

ConstructionDate: 1880 **Source:** Maps

Construction Start Date: **Construction End Date:** Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond **Physical Condition:** Fair

Foundation Materials: Stone, Coursed Rubble **Remaining Historic Fabric:** High

Roof Finish Materials: Asphalt Shingle **Length:** 50 **Stories:** 2

Structural System: **Width:** 45 **Bays:** 5

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The secondary mill, built ca. 1880, is a 5-bay, 2-story, front-gabled mill that although smaller in plan than the main mill has a south-facing façade that mirrors the larger building. It has a corbelled brick cornice, center bay double-wide mill doors with hoist, and segmental arched windows. Original wood frames and 12/12 double-hung wood sash remain at the second floor. The 1st floor window frames have been covered over with plywood.

Interior Description:

The interior was not available for inspection. According to the 1887 Sanborn map, this building was used to store jute. In the early 20th century, it was converted into a tenant silk mill. It is currently occupied by a youth boxing club.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Joseph C. Todd	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact) Property ID: 1131236190

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 11 20th Avenue

Historic Name: Office - J.C. Todd Jute Mill / Eclipse Mill

Present Use: Commercial, office activity - private business

Historic Industry: Textiles

ConstructionDate: 1873 **Source:** Shriner (1890)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Stone, Coursed Rubble

Remaining Historic Fabric: Medium

Roof Finish Materials: Built-up Tar

Length: 95 **Stories:** 2

Structural System:

Width: 25 **Bays:** 3

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The office building, built ca. 1873, is a 3-bay, 2-story, brick building with a rectangular plan of 25 x 95 ft., in appearance a row house with a half-story basement and raised front side-hall entrance. It has a brick parapet and segmental arch windows. The south side elevation of the office is attached to the main mill by an extension of the mill that was built prior to 1915. The office was rehabilitated ca. 2001 with the major visual alteration the replacement of the door with plate glass and replacement of the wood-frame and sash windows with modern mass-produced double 1/1 metal sash on the 1st floor and 1/1 sash on the second floor.

Interior Description:

The interior was not available for inspection. Historically, this building housed an office in the front and textile operations in the rear.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Rehabilitation	2001	to	

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Joseph C. Todd	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 7

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1131236190

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 1131236190

History:

The mill complex now known as the Eclipse Mill was built circa 1873 as the J.C. Todd Jute Mill. Joseph Todd, born in 1817 in Bridgewater, N.J., was a major figure in the mid-19th-century industrial history of Paterson. He was a carpenter and metal worker who came to Paterson in the mid-1830s. As an apprentice, he worked on the first locomotive with Jacob Rogers and gained experience building textile machines at the works of Godwin, Clark & Co. among others. In the mid-1840s, Todd established his own works for the manufacture of hemp and flax machinery. In 1847, he formed a partnership with Daniel Mackey (Todd, Mackey & Co.) and in 1850 moved into the former Holsman cotton mill on the S.U.M.'s lower raceway on what is now the east end of the ATP Site. The Todd Mill, as it became known, was famed for its versatility in the manufacture of steam engines, boilers, and textile machines.

In 1873, Joseph Todd established a jute mill at the corner of Jackson and Taylor (now 20th Streets). The mill produced bagging (aka burlap) that was shipped to the South and used mainly for covering bales of cotton. The jute mill complex originally consisted of a mill, office, boiler house and picker house. About 1880, a storehouse was added. The jute mill apparently was closed after Todd's death and was listed as vacant in 1899.

In the early years of the 20th century, the mill was acquired by the Eclipse Realty Company and renamed the Eclipse Mill. Through the early 1930s, it housed the Eclipse Silk Manufacturing Company, a maker of silk ribbons. The storehouse was leased as loft space, typically housing family silk-weaving shops. In 1915, N. Cohen occupied the 1st floor and Surasky Brothers occupied the 2nd floor of the secondary mill. During this period, the main mill was expanded with an addition connecting it to the office building. The original boiler house and picker house were removed and replaced by a 1-story brick building with boilers and electrical generating equipment.

About 2001, the main mill was rehabilitated for use by Straight & Narrow, a non-profit social services organization. The first story of the storehouse was rented to the Lou Costello Sportsman Club, a youth boxing gym, established in 1971. The club moved into the building either in 1993 or 2001 (depending on the source), but had previously been located in a former Paterson firehouse. There has been some speculation that the gym has an association with Rubin "Hurricane" Carter, the boxer who was convicted in 1969 and immortalized in a song by Bob Dylan. A review of available on-line sources could not confirm any direct connection between Carter and the gym, and such a connection seems unlikely because Carter would have been in prison by the time the gym was established in 1971. The speculation may be related to the fact that Carter was living in a house on 20th Avenue at the time of his arrest.

Statement of Significance:

The Eclipse Mill (J.C. Todd Jute Mill) is significant for its association with Joseph C. Todd, an important Paterson machine builder and industrialists, who built the mill in 1873 for the manufacture of jute bagging, one of the textile specialties that developed in Paterson during the middle decades of the 19th century. The Todd machine works was known for the manufacture of hemp and flax machinery, so this steam-powered jute works was a natural extension of the business. The works has excellent architectural integrity and retains its major components with the exception of the original boiler house. The works also has significance as an example of a small tenant silk mill in the early decades of the 20th century.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Eclipse Mill (J.C. Todd Jute Mill) is recommended eligible under Criterion C as a rare example of a late-19th-century jute textile mill that retains an appropriate scale and massing for the period. It is recommended eligible under Criterion A for its association with a pattern of development in Paterson's textile industry, first as a steam-powered jute mill and second as a silk mill. It is also eligible under Criterion B for its association with Joseph C. Todd, one of Paterson's notable 19th-century mechanics and businessmen.

Total Number of Attachments: 3

List of Element Names: Main Mill
Secondary Mill
Office

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1131236190

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(Primary Contact)

Narrative Boundary Description:

The property boundary is block 6001, lot 08 as shown on the 2006 Paterson tax map accompanying this report.

Date Form Completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

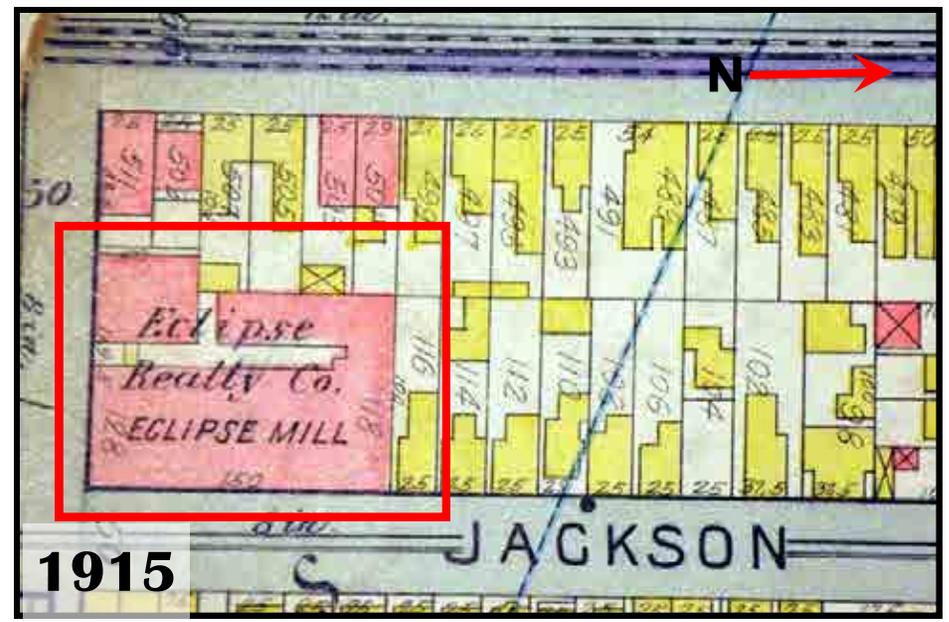
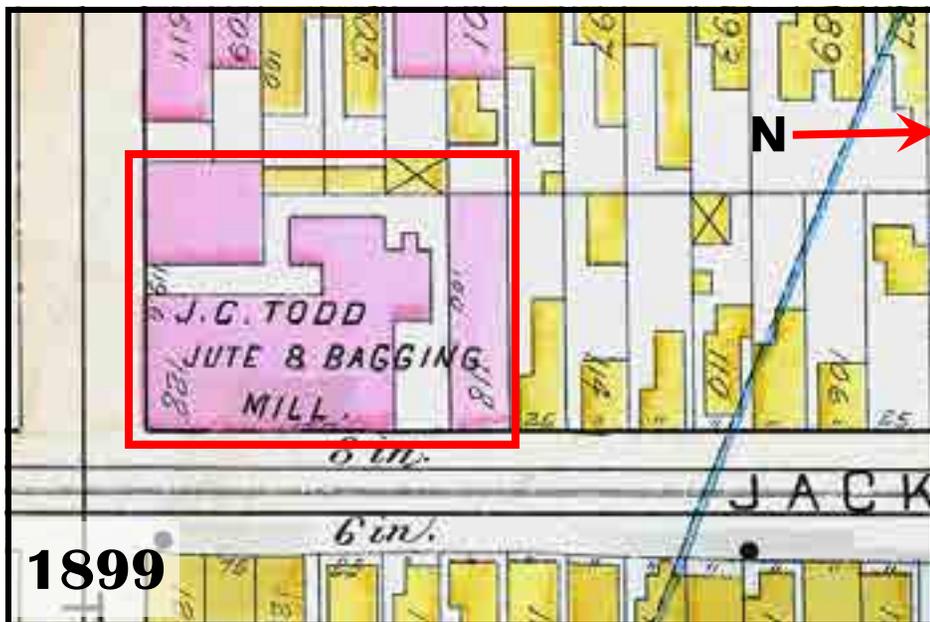
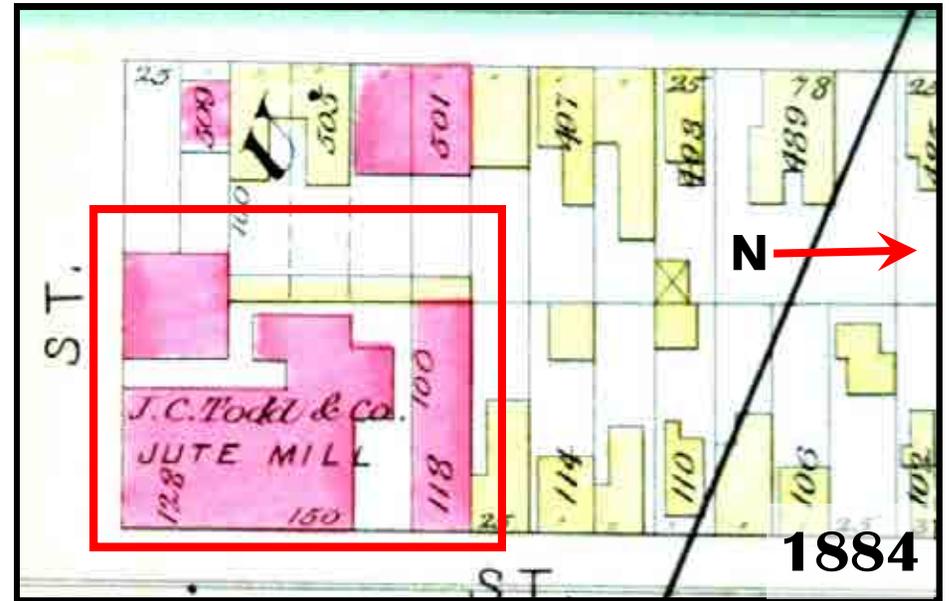
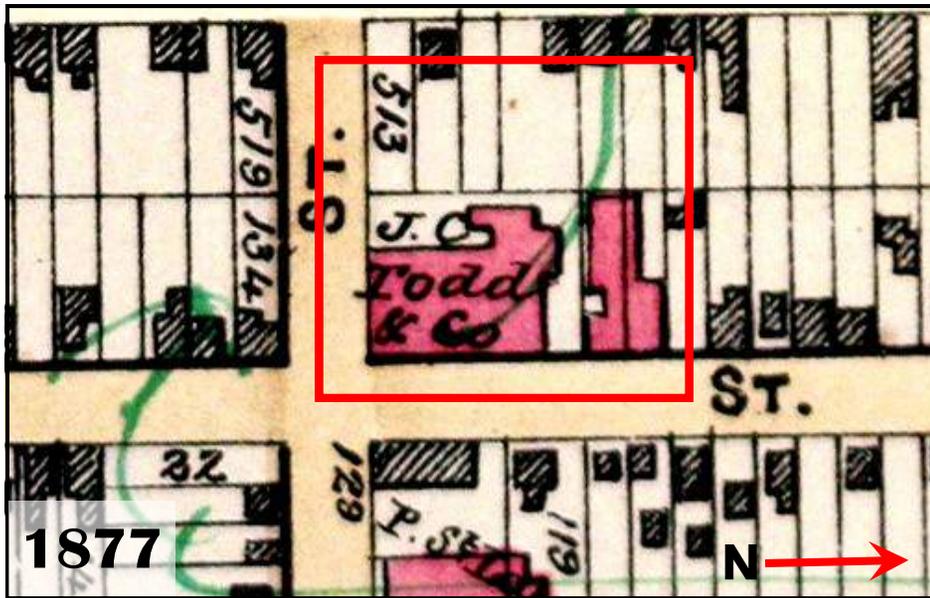
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1131236190

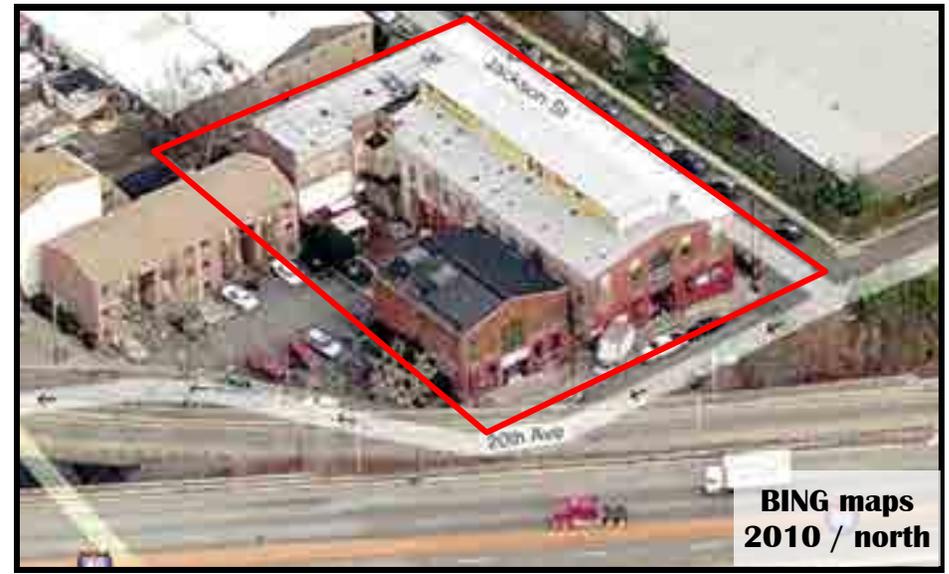
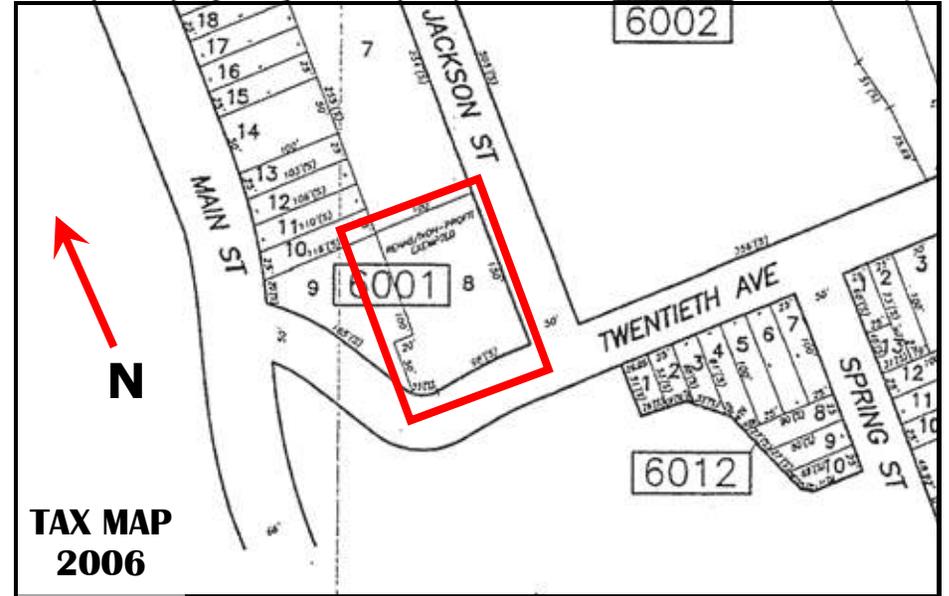
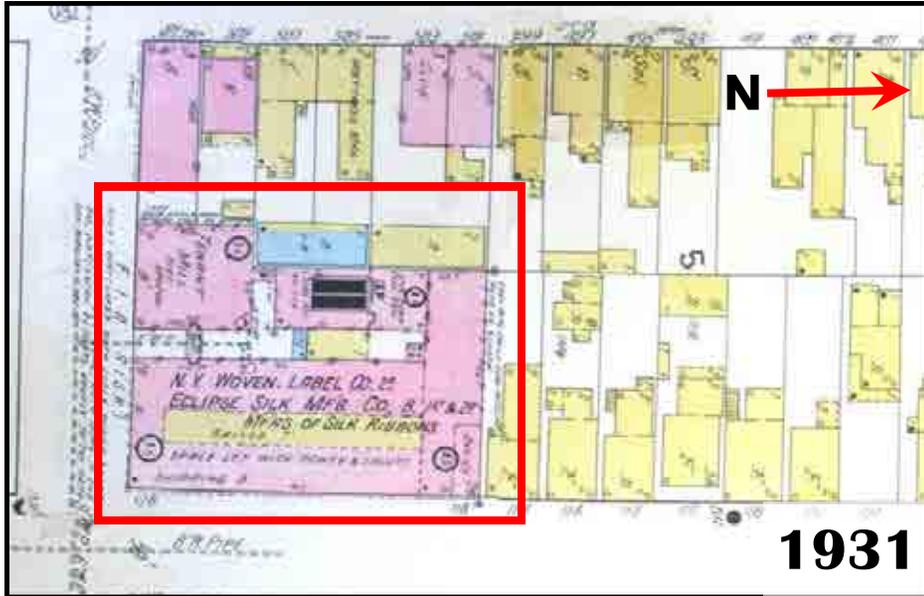
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(Primary Contact)

ECLIPSE SILK MILL (J. C. TODD JUTE MILL)
11 Twentieth Ave., Paterson, NJ B 6001 L 08
Site Development Maps 1877, 1884, 1899, 1915



ECLIPSE SILK MILL (J. C. TODD JUTE MILL)
11 Twentieth Ave., Paterson, NJ B 6001 L 08
Site Development Maps, 1931, 2006, 2010



ECLIPSE SILK MILL (J. C. TODD JUTE MILL)
11 Twentieth Ave., Paterson, NJ B 6001 L 08
Photographs, historic / contemporary



ECLIPSE 1: oblique overview looking northwest, showing corner of Jackson St. and 20th Ave.



ECLIPSE 2: View of Jackson St. side, looking northwest. .



ECLIPSE 3: view of mill's southern façade, looking northeast from across 20th Ave.



ECLIPSE 4: Oblique view of the smaller mill's south façade, looking north west.

ECLIPSE SILK MILL (J. C. TODD JUTE MILL)
11 Twentieth Ave., Paterson, NJ B 6001 L 08
Photographs, historic / contemporary



ECLIPSE 5: view looking north from across 20th Ave. showing the smaller mill's south elevation.



ECLIPSE 6: oblique overview looking east from 20th Ave., showing the smaller mill's west side.

PROPERTY REPORT

Property ID: **-437019657**

Property Name: Gaede Silk Dyeing **Ownership:** Private
Address: 2-12 E Main ST **Apartment #:** **ZIP:** 07522
Nearest cross street: Presidential Blvd **Second cross street:**
Distance to property: 0 ft **Compass Direction:** 270 degrees

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	125	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The former Gaede Silk Dyeing Co. works is located on a triangular-shaped parcel of less than 1 acre formed by North Straight Street on the north, East Main Street on the west, and the Passaic River to the east and south. The works consist of interconnected 1- and 2-story brick and frame buildings surrounding a small mill yard accessed from the north end of the lot on East Main Street. The dominant façade is the west-facing façade at the intersection of East Main Street and Presidential Boulevard. This façade is a 2-story, 7-bay, front-gabled brick building, built ca. 1900, that was a textile finishing shop. To the rear of this building is a 1-story, brick dye house with monitor roof, the original part of the works dating to ca. 1895. The dye house has a triangular plan to conform to the shape of the lot. At the northwest corner of the finishing shop is a 1-story clapboarded, windowless, gabled frame building that was identified as the ribbon department and color storage in a 1931 Sanborn map. At the northwest corner of the dye house is a 1-story modern concrete block service building with rolling overhead garage door in its gable end.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-437019657

Page 1

(Primary Contact)

Setting:

Gaede Silk Dyeing is located in a mixed-use setting of industrial and residential properties, mostly dating to the early 20th century, on the north side of the Passaic River. The mill is built adjacent to the river with its south elevation supported by a retaining wall. In 1909 the Gaede mill was absorbed by the National Silk Dyeing Co East Main Street Works, which expanded from the original Gaede property by constructing additional buildings on the block to the northwest bounded by Piercy, Holsman and East Main streets. That section of the dye works is covered on a separate form.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A. H.	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Co.	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Heusser, Albert H.	History of the Silk Dyeing Industry in the United States	1927	
(None Listed)	"Robert Gaede" [Obituary] in Silk, December 1926, p. 65	1926	

Additional Information:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-437019657

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 1 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and mill yard)

Conversion Problem? ConversionNote: 22

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-437019657

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 2-12 East Main Street

Historic Name: Robert Gaede Silk Dyeing (National Silk Dyeing East Main Street Works)

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1895 **Source:** Heusser (1927)

Construction Start Date: 1895 **Construction End Date:** 1900

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Stone, Rubble

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 200 **Stories:** 2

Structural System:

Width: 60 **Bays:** 7

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

This form describes a dye works complex consisting of a series of interconnected buildings/work spaces arranged in a semi-triangular plan, to conform to the shape of the lot, with a smaller inner mill yard accessed from the north end of the site; the four main buildings/work spaces are: 1) a monitor-roofed, 1-story brick dye house at the east end of the lot, the original section of the works dating to ca. 1895, which is largely inaccessible for photographs; 2) a 2-story, 7-bay, front-gabled, brick finishing shop, dating to ca. 1900, with in-filled windows, pilasters, and a plain bracketed cornice with metal flashing; 3) a 1-story, windowless, clapboarded, gabled frame building that historically was a ribbon shop and color storage space off of the north end of the finishing shop; 4) a 1-story, modern concrete block building with garage door in its gable end. This latter building replaced a frame machine shop shown on a 1931 Sanborn map.

Interior Description:

The interior was not available for inspection.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1950 to 2000	Addition of concrete-block garage. In-fill of windows

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Robert Gaede	Dyer/Businessman

Date form completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

-437019657

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -437019657

History:

The Robert Gaede Silk Dyeing Works was established at this location in 1895 and operated under Gaede's management until being absorbed into the National Silk Dyeing Company conglomerate in 1908. Although Gaede's tenure at the site was relatively short, the works maintains the plan he established for the triangular-shaped lot, which was an advantageous location for a silk dye works due to its adjacency to the Passaic River as a source of water and to carry away waste.

Robert Gaede was among the leading silk dyers in Paterson, arriving in the city in 1880 from his native Driesen, Germany, where he had learned the trade as a young man. Gaede first found employment with Jacob Weidmann, but in 1883 set out on his own establishing a small shop at 24 West Street, and shortly outgrowing that shop relocating in partnership with John Allen, an English silk dyer, to a new and larger plant at Hamburg Avenue and Jane Street. Even this location eventually proved too confined, so in 1895 Gaede purchased the present property on East Main Street, which was not previously developed. This plant was built within the confines of the triangular lot with its long side oriented to the Passaic River and built atop a rubble masonry retaining wall that lined the river. By 1908, the works was employing about 150 men.

In 1908, Gaede was among the five Paterson dyers who merged to form the National Silk Dyeing Company. Under the new corporate structure, this plant became known as the East Main Street Works and was expanded into the lot on the west side of East Main Street. In 1914, Gaede withdrew from the management of National to start a new company with his sons William R. and Charles W. They established a new works on River Street and 4th Avenue, east of the New York, Susquehanna & Western Railroad bridge over the Passaic in the Riverside section of Paterson. This extensive plant was much larger than any of Gaede's earlier plants and was considered the most successful.

The former Gaede works at East Main Street remained under the National Silk Dyeing Company operation at least until the early to mid-1930s. By the 1950s, the old Gaede Works had changed hands and was under the control of the Art Silk Dyeing Co., which had its original works located at 65 North 9th Street.

Statement of Significance:

The Gaede Silk Dyeing Company's works retains its original mid-1890s plan and massing, providing an important documentation of the scale and layout of dye works of the late 19th century. Particularly of interest is its orientation to the Passaic River, built atop a stone retaining wall, much as the early dye works at the ruined Allied Textile Printers site in the Great Falls district, upstream and across the river. There has been some diminishment in integrity, particularly infilled windows, but the 1-story, triangular-plan dye house is intact as is the 2-story finishing house. The frame ribbon shop and color storage shop, although having lost its fenestration, is a rare example of the type of ephemeral small frame outbuildings that were once a common component of dye works and mill yards. The works is also associated with Robert Gaede, a prominent Paterson dyer who built up a successful family business through a succession of sites. This story has significance not only on an individual level but in illustrating one of the many patterns of business development that made Paterson a magnet for the silk-dyeing industry.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Gaede Silk Dyeing Company is recommended eligible under Criterion C as a significant representative example of the plan and layout of a late-19th-century silk dye works, exemplified in its dye house, finishing shop and frame outbuilding, built against the Passaic River. It is also recommended eligible under Criterion B for its association with Robert Gaede, a prominent Paterson silk dyer, and under Criterion A for its association with the patterns of the silk dyeing industry's development in Paterson.

Total Number of Attachments: 1

List of Element Names: Gaede Silk Dyeing Company Works

Narrative Boundary Description:

The property boundary is tax block 125, lot 8 shown on the 2006 Paterson tax map accompanying this form.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-437019657

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Date Form Completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

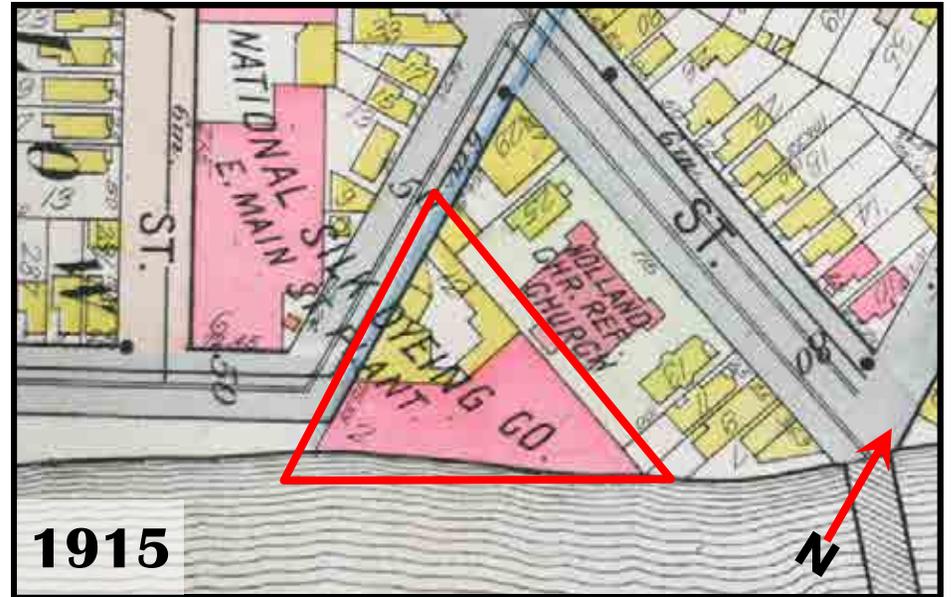
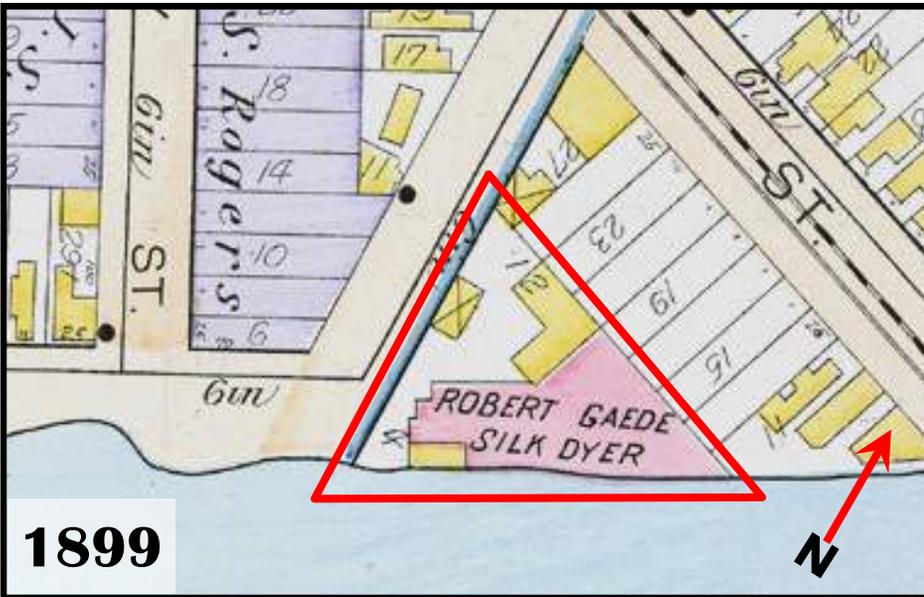
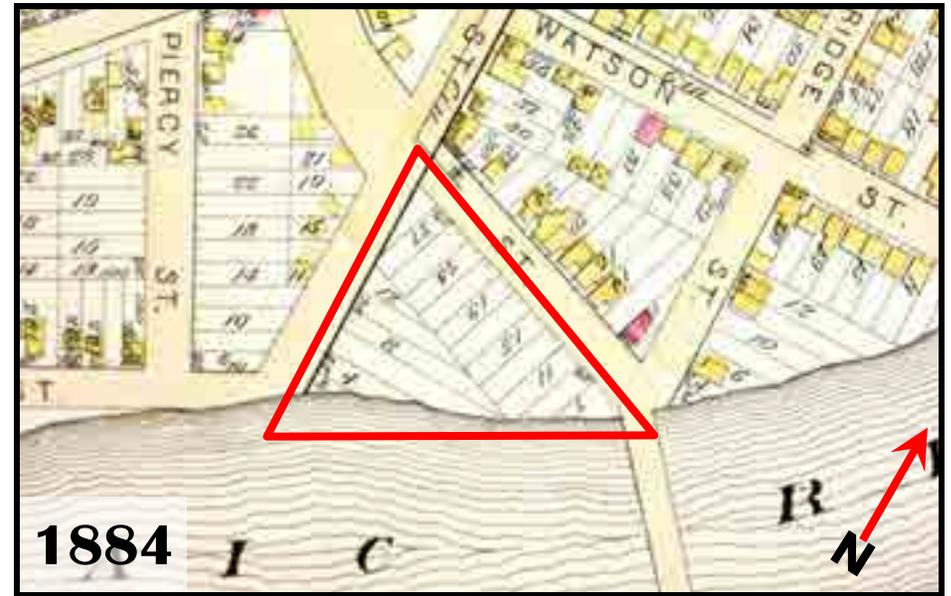
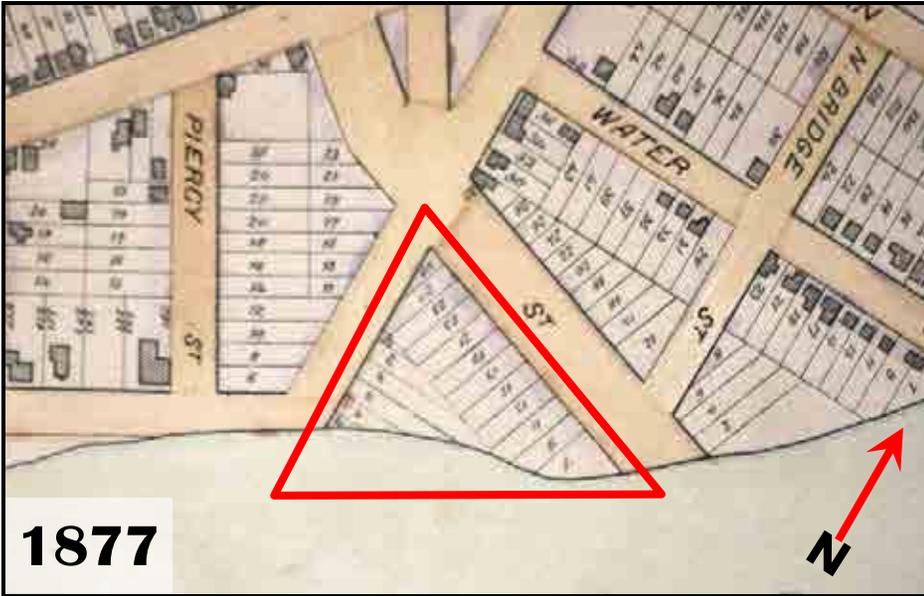
(Primary Contact)

Property ID:

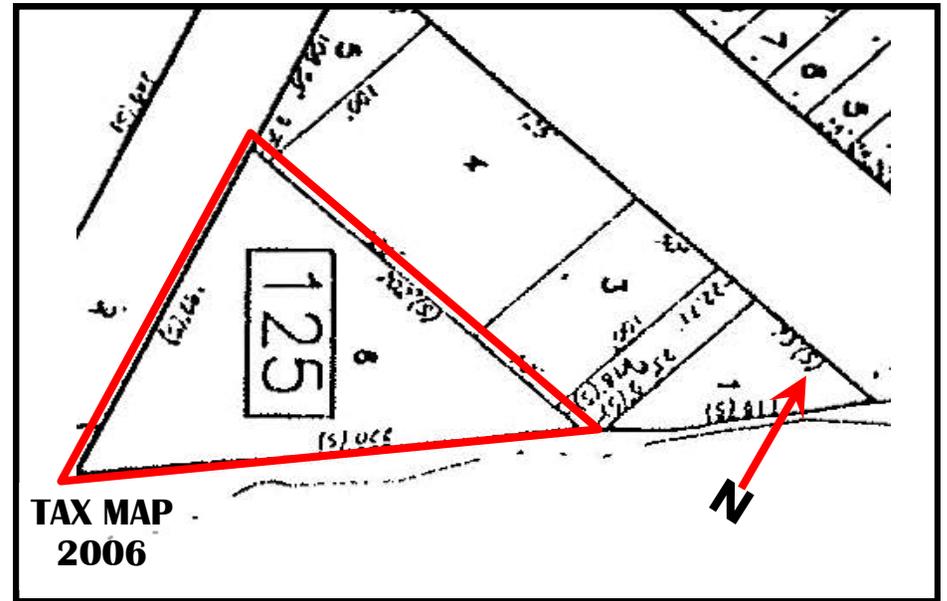
-437019657

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**ROBERT GAEDE SILK DYEING, EAST MAIN ST.
2-12 East Main St., Paterson, NJ B 125 L 08
Site Development Maps 1877, 1884, 1899, 1915**



ROBERT GAEDE SILK DYEING, EAST MAIN ST.
2-12 East Main St., Paterson, NJ B 125 L 08
Site Development Maps, 1931, 2006, 2010



**ROBERT GAEDE SILK DYEING, EAST MAIN ST.
2-12 East Main St., Paterson, NJ B 125 L 08
Photographs, historic / contemporary**



GAEDE 1: Oblique overview of complex, looking south from Presidential Blvd. (formerly E. Main St.) showing Finishing buildings and Ribbon print shops.



GAEDE 2: View of rear Dye House and loading dock, looking southeast from Presidential Blvd..



GAEDE 3: Overview of west elevation of Machine Shop and Finishing Shop, looking east from Presidential.



GAEDE 4: oblique overview west elevations, looking northeast from Presidential Blvd.

**ROBERT GAEDE SILK DYEING, EAST MAIN ST.
2-12 East Main St., Paterson, NJ B 125 L 08
Photographs, historic / contemporary**



GAEDE 5: Oblique overview of west elevations looking south from Presidential Blvd., showing Ribbon Finishing shop and Machine shop / Finishing Shop.



GAEDE 6: A belt-driven drill press mounted to the safety railing at the corner of Presidential Blvd. is a curiosity associated with the site.

PROPERTY REPORT

Property ID: 1172882934

Property Name: Hall Mills **Ownership:** Private
Address: 94 Fulton ST **Apartment #:** **ZIP:** 07501

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	3112	5
PASSAIC	Paterson		Paterson	3112	3
PASSAIC	Paterson		Paterson	3112	4

Property Photo:



Old HSI Number: PAS1608-148

NRIS Number:

HABS/HAER Number:

Description:

The Hall Mill is situated on 1.5 acres; it contains two 4-story tenant mills, each measuring approximately 340 feet. The northern mill parallels Fulton Street and was constructed ca. 1899. The southern mill, fronting Harrison Street, was constructed between 1899 and 1915, at which time the earlier mill was expanded to its current dimensions.

Setting:

The Hall Mills occupy three lots at the eastern end of an otherwise vacant block bounded by Fulton Street to the north, Summer Street to the east, Harrison Street to the south, and the historic Erie Railroad corridor to the west. The setting is a mixed-use urban neighborhood surrounded by 20th-century residences and other industrial sites, including Hinchliffe Brewery, which occupies the block southwest of Hall Mills opposite the railroad tracks.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1172882934

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
The Paterson Daily and Weely Guardian	History and Institutions: City of Paterson, N.J.	1898	
Shriner, Charles A	Paterson, New Jersey	1890	
Department of Community Development	City of Paterson Survey	1987	
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Desginatinos Staff Opinion of Eligibility	2012	
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atla sof the City of Paterson, New Jersey	1884	
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A H	Atlas fo the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	

Additional Information:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1172882934

(Primary Contact)

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 2 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential for industrial archaeology (interior)

Conversion Problem? ConversionNote: 13

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1172882934

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(Primary Contact)

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 94 Fulton Street

Historic Name: Mill #1 at Hall Mills

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1899 **Source:** Historic Maps

Construction Start Date: 1899 **Construction End Date:** 1915 Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 50 **Stories:** 4

Structural System:

Width: 340 **Bays:** 46

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
 (checked if applicable) dock rail siding other

Exterior Description:

Mill #1 at Hall Mills was constructed ca. 1899. This 4-story, brick building originally stretched 28 bays along Fulton Street, but was expanded to 46 bays by 1915. The 29th bay, which separates the original building and its addition, is recessed. The building has a gabled roof covered in rolled asphalt, with the gable end facing east toward Summer Street. Below the roofline on the north façade is dentiled brick. Below the roofline on the east façade is brick corbelling. The east façade has 5 bays with a hoisting mechanism above the central bay. Windows at the central bay are wooden 2/2 double hung sash. Projecting brick pilasters divide the bays on all elevations. The glass panes of the wooden, 12/12 double hung sash windows on the second through fourth stories have been boarded. First story windows have been infilled with concrete. The arched window openings have arched brick lintels and stone sills. The northeast corner along Fulton Street has been modified to accommodate a single garage bay. Two bays at the middle of the north elevation have been modified to accommodate entrances. The basement level rises to the west along the north elevation to compensate for the change in grade of Fulton Street. This rise continues with the ca. 1910 extension to the mill. The ca. 1910 addition possesses the same architectural features as the original portion of the building. Below the west gable end of the addition is decorative lettering spelling "Hall Mill." Projecting from the south façade of the original mill and its addition are 5, 4-story brick towers. Attached to one of these towers is a ca. 1899, 1-story, brick boiler house that was enlarged and connected to Mill #2 before 1915.

Interior Description:

The interior of Mill #1 was not accessible at the time of this survey. Sanborn maps indicate that in 1915, the east half of the original building had a 100,000 gallon reservoir in the basement; throwing, winding, and warping on the first floor; weaving, carding, and quilling on the second floor; winding, warping, and quilling on the third floor; and weaving on the fourth floor. The west half of the original building had a silk vault and silk throwing in the basement. The addition had throwing in the basement; weaving, winding, and warping on the first and second floors; weaving and cloth picking on the third floor; and weaving on the fourth floor. The recessed bay connecting the original mill and its addition contains a stairwell.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1915	to	Historic maps (addition)
Physical alteration	1990	to	Opening modifications and window infills

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1172882934

Organization: Hunter Research, Inc.

Architect/Designer:

Date form completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

1172882934

Page 5

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 94 Fulton Street

Historic Name: Mill #2 at Hall Mills

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1915 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 50 **Stories:** 4

Structural System:

Width: 340 **Bays:** 48

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

Mill #2 is a 4-story, 48-bay, brick industrial building constructed between 1899 and 1915. It was built to parallel and complement the ca. 1899 mill to its north. The building has a gabled roof covered with rolled asphalt. The gable end faces east toward Summer Street. Metal coping is at the roofline, below which are dentiled and corbelled brick details. The 48 bays are divided by projecting brick pilasters. The east elevation is 5 bays with a 4-story, flat roof brick tower adding a sixth bay to the north. Rectangular openings on the east elevation middle bay are elongated; above them is an iron hoisting mechanism. Other window openings are arched and have arched brick lintels and stone sills. The glass panes of the wooden, 12/12 double hung sash windows on the second through fourth stories have been boarded. First story windows have been infilled with concrete. The basement level rises to the west to compensate for the change in grade of Harrison Street. Five entrances are located along the south elevation. There are also two additional hoisting mechanisms on the south elevation. The west elevation has a 5-story, 2-bay, flat roof brick tower. Projecting from the north façade of the mill are 5, 4-story brick towers. Attached to one of these towers is pre-existing a ca. 1899, 1-story, brick boiler house that was enlarged and connected to Mill #2 before 1915.

Interior Description:

The interior of Mill #2 was not accessible at the time of this survey. Sanborn maps indicate that in 1915, the east half of the building had twilling and storage on the first floor; weaving on the second floor; and weaving, winding, and warping on the fourth floor. The west half of the building had knitting at the basement level; weaving, winding, and warping on the first floor; weaving on the second floor; and weaving, winding and warping on the third and fourth floors. The towers at the east and west ends of the mill contain stairwells.

Alteration Dates:

Architect/Designer:

Date form completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 6

Principal Investigator: Patrick Harshbarger

(Primary Contact)

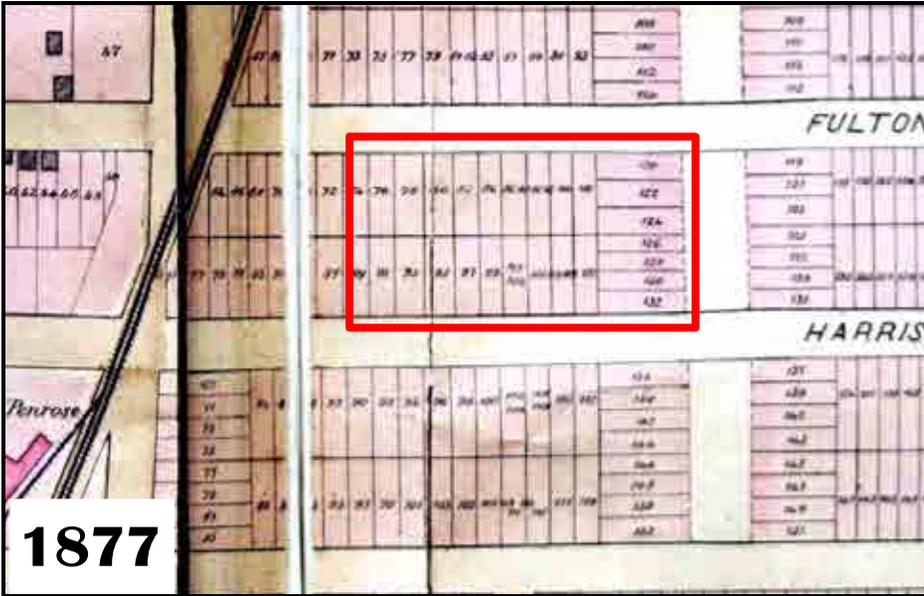
1172882934

Organization: Hunter Research, Inc.

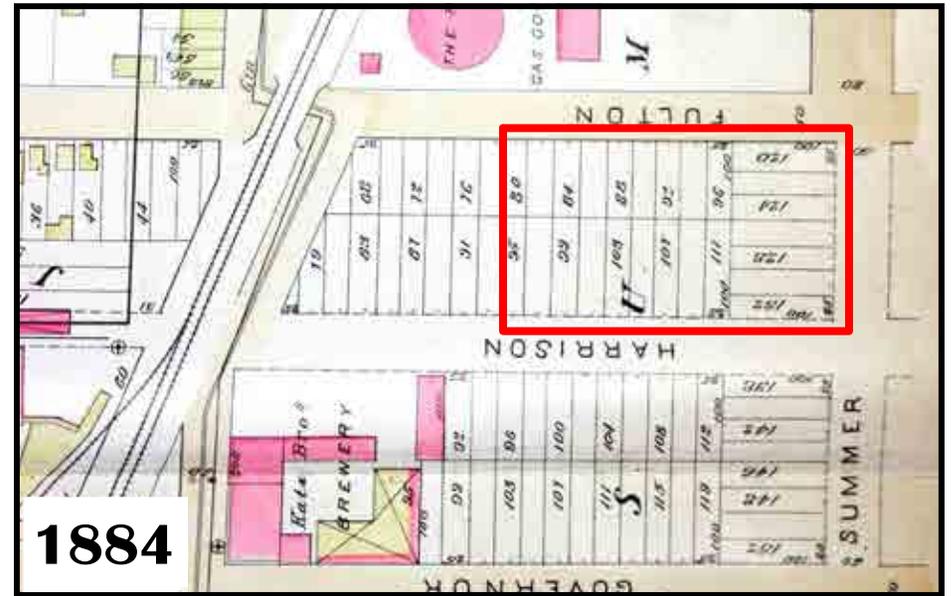
I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

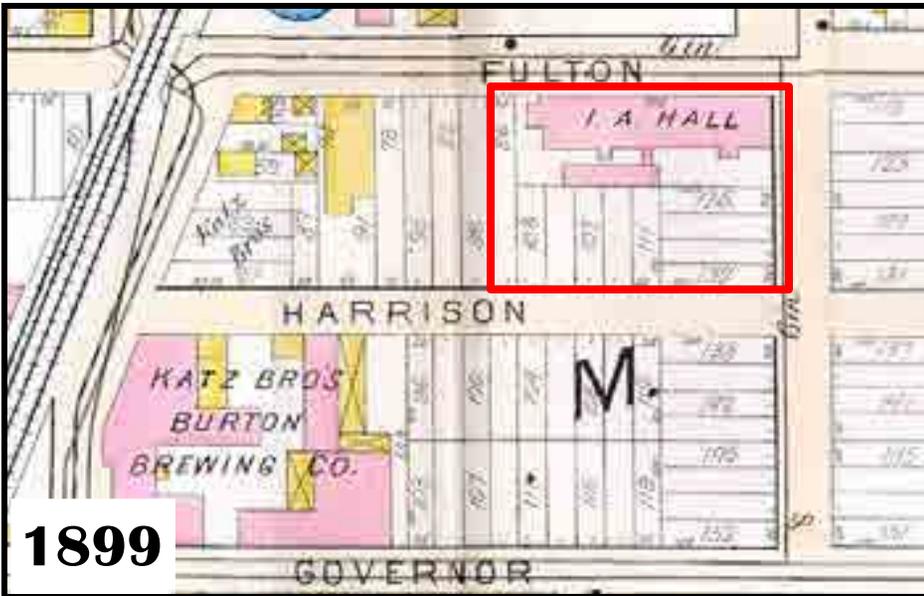
Site Development Maps 1877, 1884, 1899, 1915



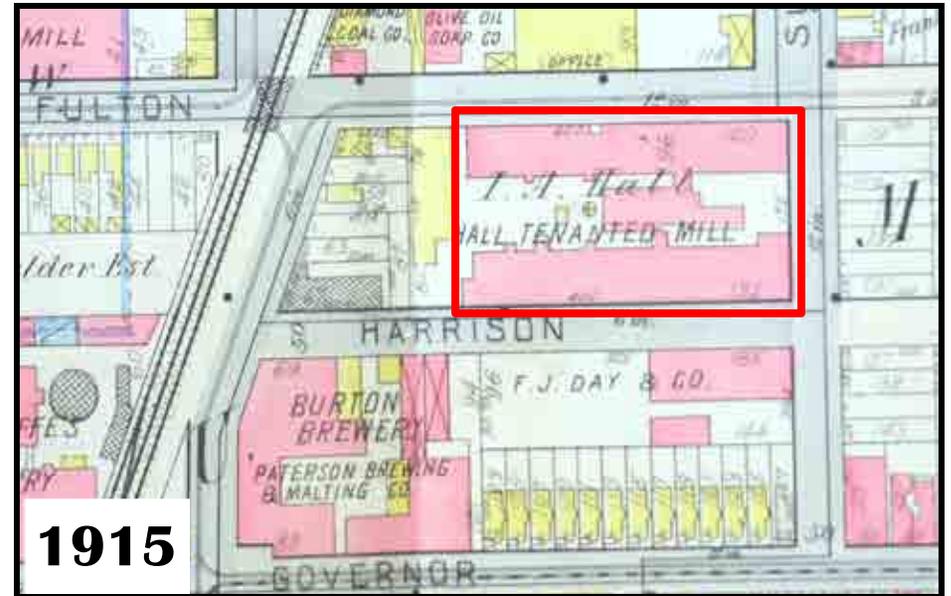
1877



1884



1899

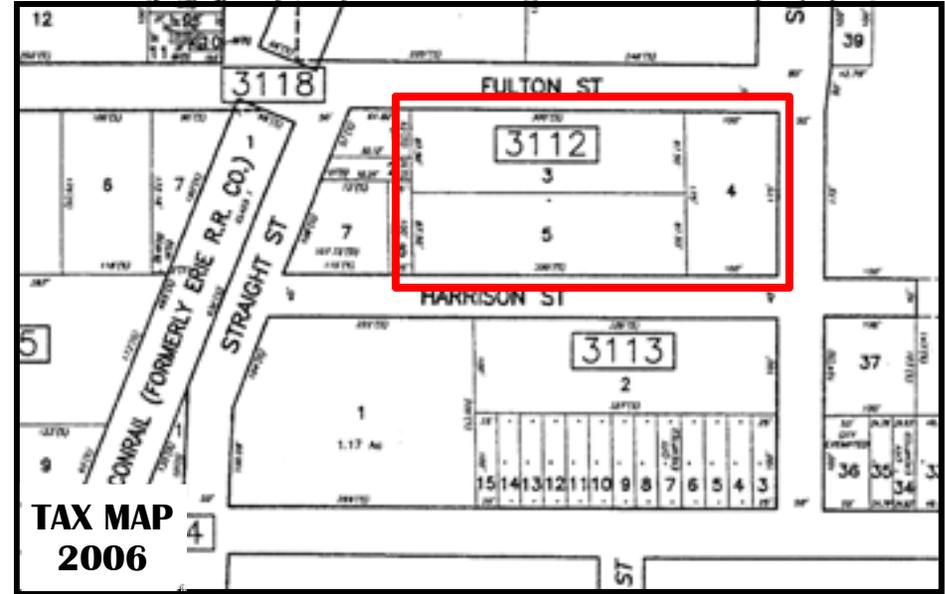
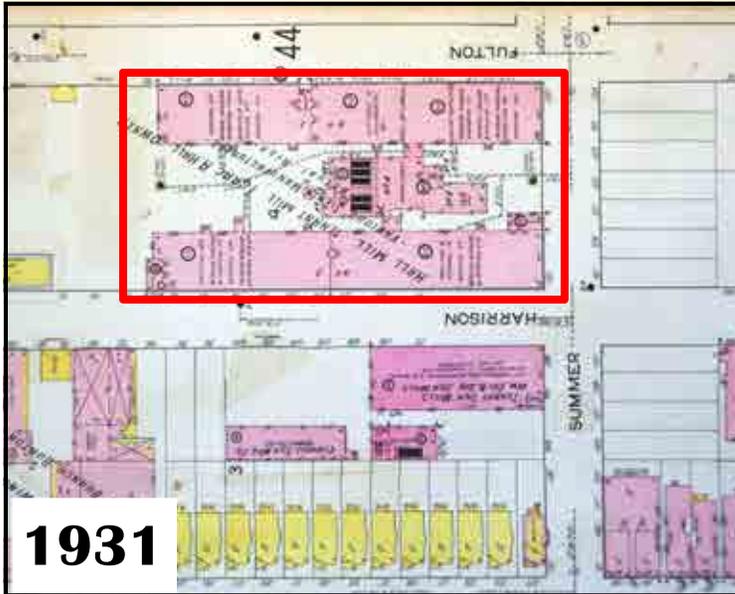


1915

I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

Site Development Maps, 1931, 2006, 2010



I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

Photographs, historic / contemporary



HALL 1: Isaac Hall's mill on Division St. c.1890. Hall developed a campus in that area where he expanded his mill supply business as his products became widely known. He invested profits by erecting a large tenant mill on Fulton St. c.1899,



HALL 2: Oblique overview looking NW from corner of Harrison and Summer St., showing East gable ends of the twin Hall mills.



HALL 3: Detail view of 1910s building east gable end, looking W.



HALL 4: close up view of 1910s building east gable end, looking NW. Details of interest are clearly shown: meticulous brick corbelling and running course work of the closed eaves, the terra cotta coping, and the gradual-stepped buttressed pilasters.

I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

Photographs, historic / contemporary



HALL 5: oblique view looking NW from Summer St. showing South façade of the North mill.



HALL 6: oblique view looking West, showing Summer St. façade.



HALL 7: Oblique overview looking SW from corner of Fulton and Summer St. (left side), showing East gable ends of the twin Hall mills. The c1899 mill is in the front.



HALL 8: detail view of 1899 building, looking S from Fulton St., showing a double bay entrance modification made to accommodate a machine shop tenant.

I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

Photographs, historic / contemporary



HALL 9: detail view of 1899 building, looking S from Fulton St., showing vinyl window replacements made to accommodate tenant reuse.



HALL 10: detail view of West gable end of the 1899 mill building, looking E from Straight St. The integrity of this façade is clear, including the covered original windows



HALL 11: close up view of West gable end of the 1899 mill building addition, looking E from Straight St. showing the Hal Mill name in sandstone lettering. The integrity of the open eaves and cornice moldings emphasizes the historic character of the mill addition.



HALL 12: Oblique overview looking NE. Note the vinyl replacement windows along the top floor to accommodate tenant reuse.

I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

Photographs, historic / contemporary



HALL 13: oblique overview looking SE from near corner of Fulton and Straight St. showing West gable ends of both Hall Mills. This view offers particular integrity.



HALL 14: oblique view looking SE, showing North side of the 1910s mill building, and view of the boiler house centralized power station at center.



HALL 15: oblique overview of South side of 1910s building, looking E along Harrison St., demonstrating the impressive scale and integrity of the site.



HALL 16: detail view of South side of 1910s building, looking N from Harrison St., showing several loading dock and entrance modifications made to accommodate tenant reuse.

I.A. HALL MILLS

94 Fulton Street, Paterson, NJ B 3112 L 03, 04, 05

Photographs, historic / contemporary



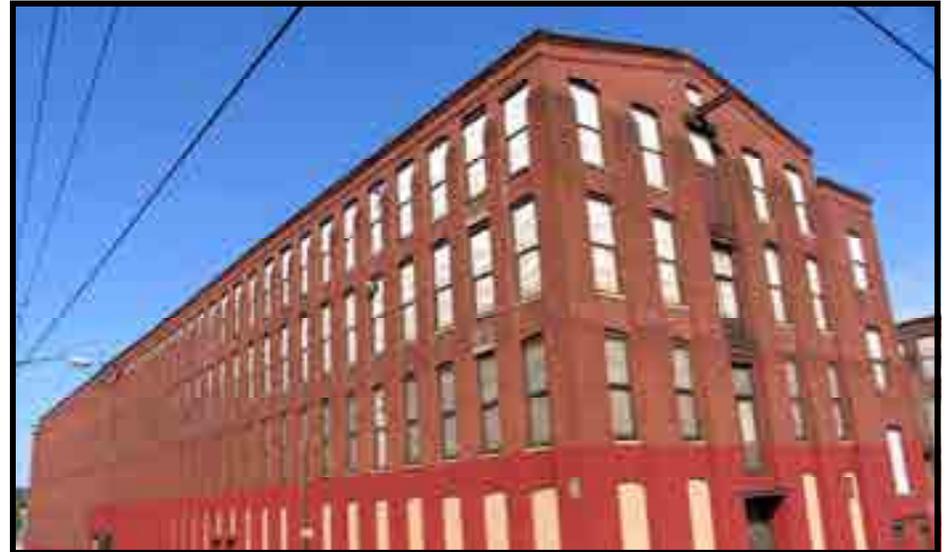
HALL 17: detail view of South side of 1910s building, looking N from Harrison St., showing additional entrance modifications made to accommodate tenant reuse. These two entrances are just east of loading docks showing in Hall 16.



HALL 18: detail view of South side of 1910s building, looking N from Harrison St., showing brick dentils, stringcourse detailing, and use of terra cotta coping. Segmental arched windows may be extant behind the white covering material. Integrity is clear.



HALL 19: detail view of South side of 1910s building, looking N from Harrison St., showing consistent, reversible modifications to window openings (fenestration).



HALL 20: Oblique overview looking NW from corner of Harrison and Summer St., showing East gable end and Harrison St. (South) elevation of the 1910s Hall Mill.

PROPERTY REPORT

Property ID: **-412105751**

Property Name: Hinchliffe Brewery
Address: 63 Governor ST

Apartment #:
Ownership: Private
ZIP: 07501

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	3115	9
PASSAIC	Paterson		Paterson	3115	8

Property Photo:



Old HSI Number: PAS1608-164

NRIS Number:

HABS/HAER Number:

Description:

The Hinchliffe Brewery is located adjacent the Erie Railroad and retains two of its ornate ca. 1890 buildings: the brew house and the cold storage building. To the rear of the lot are the remains of tile and concrete silos for storing grain. Unfortunately, the malt house and an office that occupied the west end of the lot have been razed.

Setting:

The brewery is located on the north side of Governor Street west of the Erie Railroad Corridor and east of Ann Street. The urban setting is industrial in character with a mix of late 19th to early 20th century mills and factories interspersed with vacant lots and modern redevelopment. The lot to the west of the brewery on Governor Street is occupied by an early 20th century, brick warehouse and mill complex (Safety Storage Warehouse Co.). The Katz Brewery, which was affiliated with the Hinchliffe Brewery, was located on the other side of the elevated railroad tracks, but it was razed in 2008.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-412105751

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designations Staff Opinion of Eligibility	2012	
Hyde, E. B.	Atlas of Passaic County, N.J.	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
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Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1899	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1887	
Trumbull, L. R.	A History of Industrial Paterson	1882	
Cultural Resources Consulting Group	Historical Architectural Investigation, 69-83 Straight Street, Block 3113, Lot 1 and 96-112 Harrison Street, Block 3113, Lot 2.	2008	
Paterson Daily and Weekly Guardian	City of Paterson, N.J.	1898	

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 2

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-412105751

Organization: Hunter Research, Inc.

Shriner, Charles

Paterson, New Jersey

1890

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:	0 Building	0 Bridge
	0 Structure	0 Landscape
	0 Object	2 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and mill yard)

Conversion Problem? ConversionNote: 12

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-412105751

(Primary Contact)

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 63 Governor Street

Historic Name: Brew House - Hinchliffe Brewery

Present Use:

Historic Industry: Grain and Cereal Processing

ConstructionDate: 1890 **Source:**

Construction Start Date: **Construction End Date:**

Building ID:

Style: Romanesque Revival Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Poor

Foundation Materials: Stone, Ashlar

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 50 **Stories:** 5

Structural System: Metal Frame with Brick Jack

Width: 45 **Bays:** 2

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The 1890 brew house is a 2-bay, 5-story brick building facing south on Governor Street with a front-gabled roof hidden behind a stepped brick parapet with tile coping. The building is Romanesque in style. Architectural relief and texture are achieved through use of ashlar brownstone stringcourses, sills and lintels; multiple corbelled brick courses at each floor; paired tri-partite windows with arched brick lintels at the 4th and 5th floors; paired double windows at the 2nd and 3rd floors; terra-cotta accent blocks depicting faces and flowers; paired paneled wagon doors; and a brownstone water table. Windows have been in-filled with brick on the 2nd and 3rd stories but 4/4 double-hung sash remains in the upper floors. The building's side and rear elevations are unfinished, reflecting the demolition of the adjacent buildings that housed other brewing operations. According to historic photographs and drawings, the brew house had a 2-story cupola that has been removed.

Interior Description:

The interior was not available for inspection. According to the 1899 Sanborn map, operations in the brew house including shipping (1st floor), brew kettle (2nd floor), malt mill (3rd floor), mash tub (4th floor), and malt bin (5th floor). The map indicates the floors are brick jack arch construction.

Alteration Dates:

Architect/Designer:

Type: **Name:** **Person/Firm Description:**

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: -412105751

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 63 Governor Street

Historic Name: Cold Storage House - Hinchliffe Brewery

Present Use:

Historic Industry: Grain and Cereal Processing

ConstructionDate: 1890 **Source:**

Construction Start Date: **Construction End Date:**

Building ID:

Style: Romanesque Revival Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Poor

Foundation Materials: Stone, Ashlar

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 90 **Stories:** 4

Structural System: Metal Frame with Brick Jack

Width: 45 **Bays:** 6

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The 1890 cold storage house is a 4-story, 6-bay, brick building in the Romanesque taste with a flat roof, although original drawings and historic maps indicate it once had a hipped roof topped by a 5th floor penthouse that housed cooling pipes. The building is Romanesque in style with architectural relief and texture achieved through use of relief including ashlar brown stone stringcourses and sills; multiple corbelled brick courses at each floor, recessed tri-partite pilasters in the 2nd and 3rd floors of the outer bays; arched relief at the 1st floor surround small square openings, some of which may have been used for chutes for shipping barrels of beer; and an ashlar water table. Most striking is the treatment of the four floor with the center bay devoted to a cantilevered pedestal and niche for mounting a statue of a patron saint of beer, a feature not uncommon in the great late-19th-century urban breweries. Flanking the niche are recessed blind panels with the four outer bays having oculi and single 6/6 double-hung sash windows flanked by blind panels.

Interior Description:

The interior was not available for inspection.

Alteration Dates:

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 5

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-412105751

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -412105751

History:

The Hinchliffe Brewing and Malting Company was founded in 1890 by the Hinchliffe brothers, the three sons of the English founder of the Eagle Brewery in 1861. The Eagle was likely the earliest medium-scale brewery in Paterson. John Hinchliffe began under the name Hinchliffe & Co., later changed to Shaw, Hinchliffe & Penrose in 1867. While business did well, Penrose withdrew in 1878, and the name was changed to Shaw & Hinchliffe. Soon afterward in 1881, Shaw went abroad due to illness and died there, leaving the firm under its founder, who died in 1886. His sons, John, William and James Hinchliffe inherited the brewery. In 1890, they incorporated as the Hinchliffe Brewing and Malting Company and hired the firm of Charles Stoll & Son of Brooklyn, N.Y., specialists in brewery architecture, to draw up plans for Paterson's largest and most modern brewing facility. Stoll's plan incorporated and updated the existing Eagle brewery on Governor Street, retaining an earlier office and malt house that faced on to Ann Street. Along Governor Street, Stoll replaced a boiler house and cooper's shop with a new brick brew house and cold storage building that was state-of-the-art, taking advantage of advances in mechanical refrigeration. The Governor Street façade of the new buildings was exuberant, yet substantial, a common characteristic of urban breweries of the period. The cold storage was particularly important because it allowed for the production of lager beers, then coming into their own as a staple mass-produced beer. In 1899, the Hinchliffe brewery merged with the Paterson Consolidated Brewing Company, which included the former Katz brewery located in the block to the east of Hinchliffe. The Hinchliffe family became prominent in Paterson politics and civic life, with John Hinchliffe, Jr. serving on the Board of Education (1875-77) and as Commissioner of Taxes (1877-1881), State Senator (1891-93), and Mayor (1897-99). John's younger brothers, James and William, were more closely identified with the operations of the brewery, although John was the company's president.

The Hinchliffe Brewery remained in operation until Prohibition in 1919, and, although evidence is sketchy, it seems to have continued in operation at least to some degree through Prohibition, before reopening officially in 1933. The brewery was finally closed about 1957.

Statement of Significance:

The Hinchliffe Brewery is a significant example of late-19th-century brewery architecture that is associated with Paterson's most prominent family of brewer industrialists. Integrity has been significantly diminished by loss of the malt house and office building on the west side of the site, but the brew house and cold storage remain largely intact with the exception of the removal of a cupola from the brew house and a penthouse from the cold storage.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Hinchliffe Brewery is recommended eligible under Criterion C as the last remnant of Paterson's historic brewery industry and for its embellished architectural style, so characteristic of late-19th-century urban brewery architecture. The integrity of this site and its buildings has been greatly diminished but enough survives to convey the significance and character of the last large buildings associated with Paterson's brewery heritage.

Total Number of Attachments: 2

List of Element Names: Brew House
Cold Storage

Narrative Boundary Description:

The property boundary is block 3115, lots 8 and 9, as shown on the 2006 Paterson tax map accompanying this report.

Date Form Completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

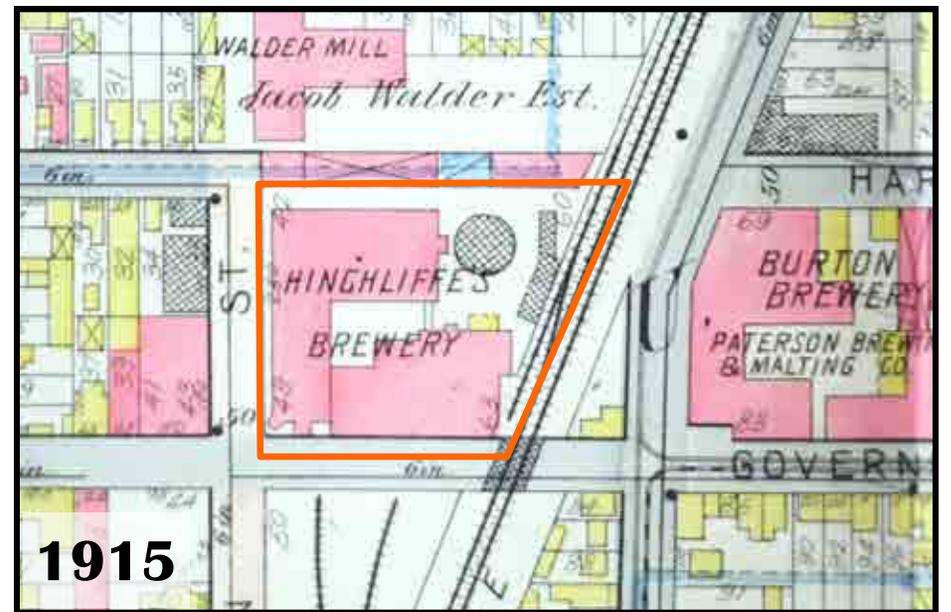
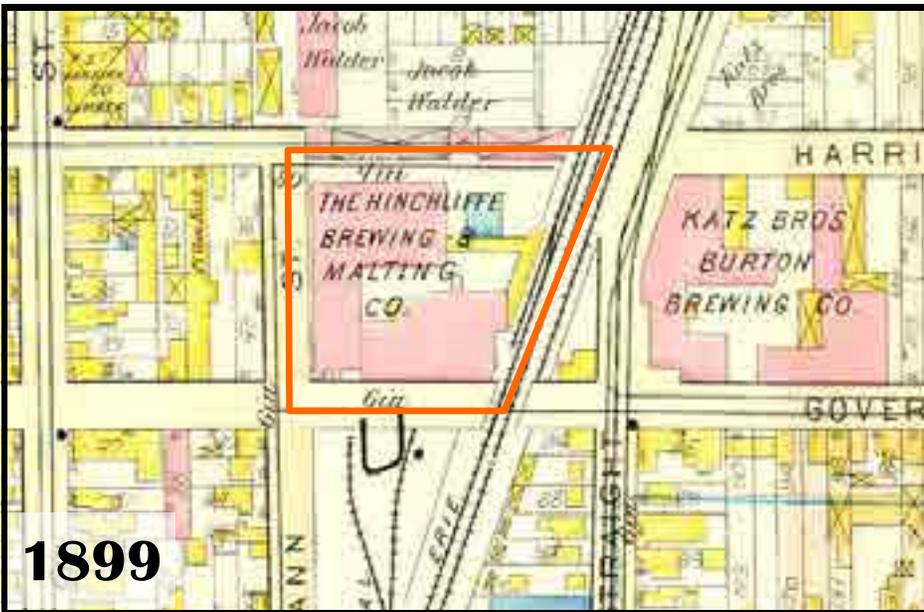
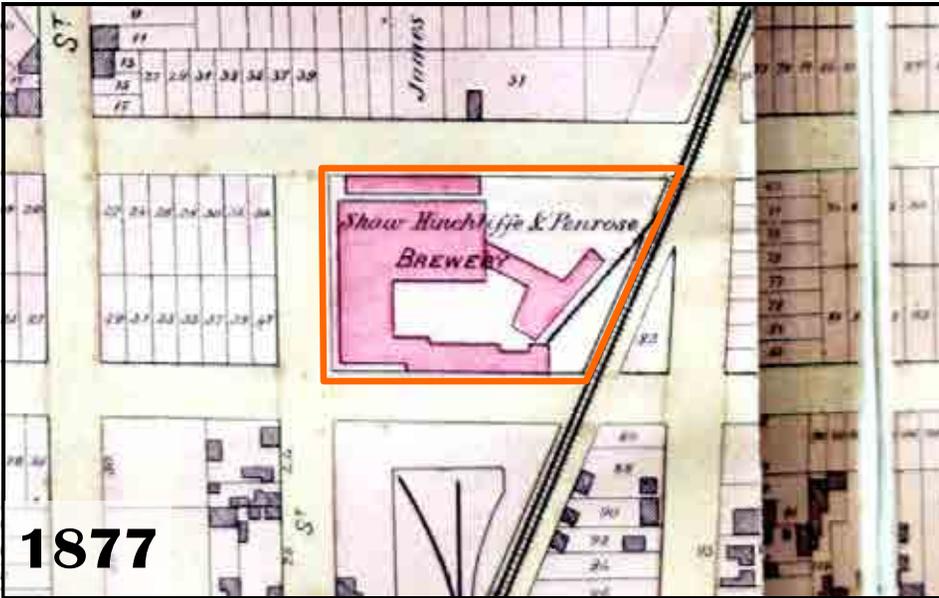
-412105751

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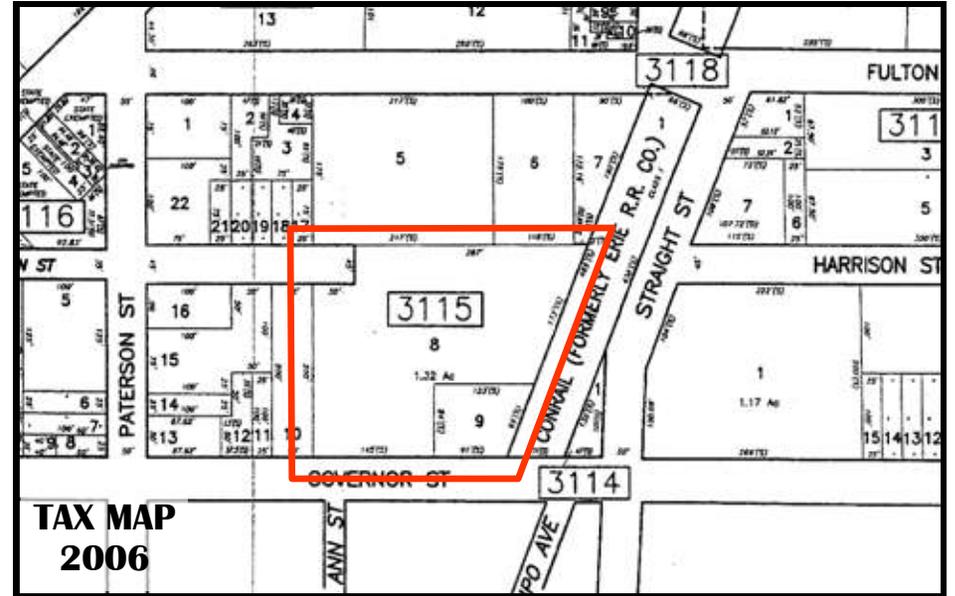
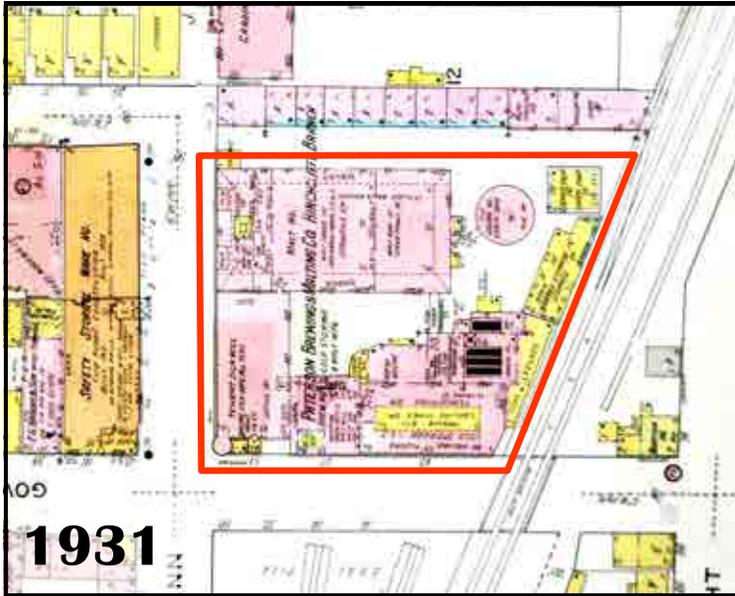
HINCHLIFFE BREWERY

63 Governor Street, Paterson, NJ B 3115 L 08,09

Site Development Maps 1877, 1884, 1899, 1915



BARBOUR FLAX SPINNING CO. Grand St. works
63 Governor Street, Paterson, NJ B 3115 L 08,09
Site Development Maps, 1931, 2006, 2010



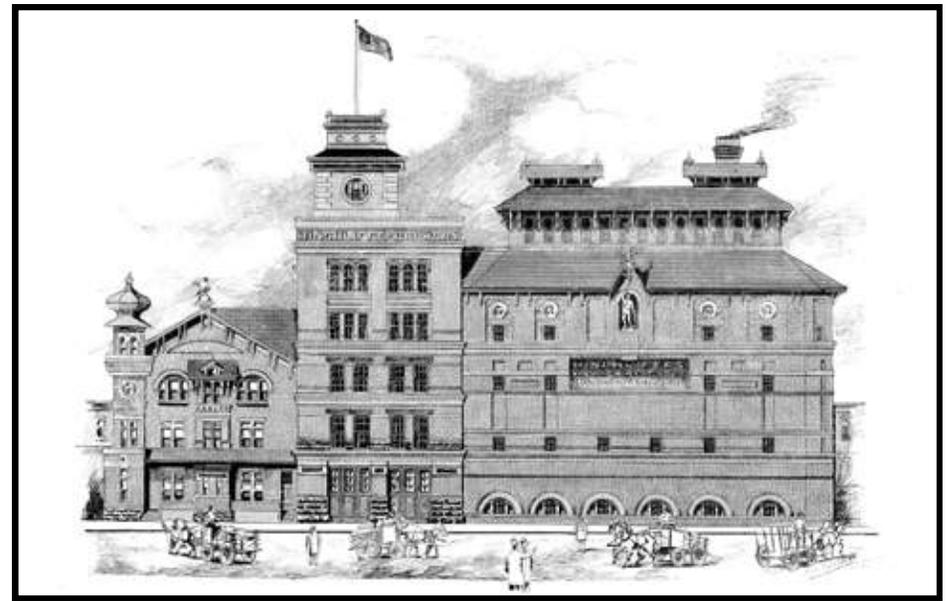
HINCHLIFFE BREWERY

63 Governor Street, Paterson, NJ B 3115 L 08,09

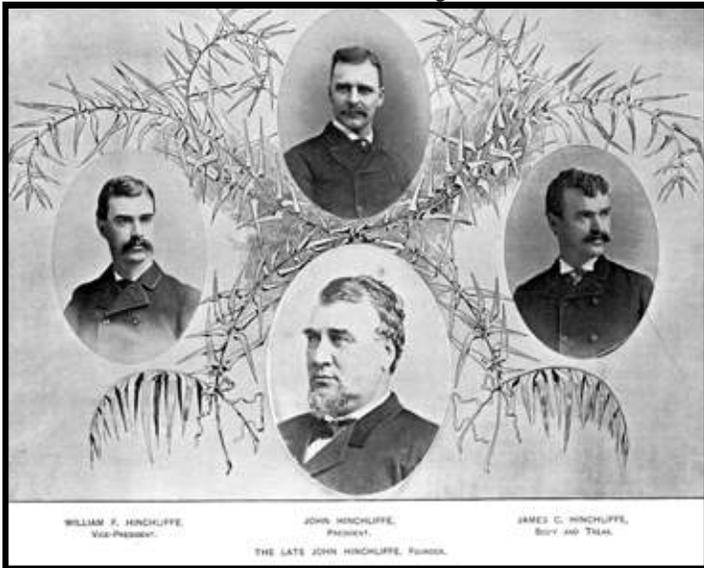
Photographs, historic / contemporary



HINCHLIFFE 1: c. 1890 looking NE from corner of Governor and Ann St. Note the comparison of this photo with Hinchliffe 2. The entire Ann St. side shown here was demolished after a fire in 1997, including the turret. See Hinchliffe 4 below.



HINCHLIFFE 2: 1880s Governor St. façade elevation drawing. The two remaining structures are the large cold storage building on the right, and the center brewery building in the center. The building with turret on the left was destroyed by fire.



HINCHLIFFE 3: portraits of the Hinchliffe brothers surrounding their father, John Hinchliffe at center bottom, who started their brewery business in 1865.



HINCHLIFFE 4: newspaper photo showing firemen in the aftermath of a devastating fire that destroyed much of the remaining Hinchliffe brewery complex in 1997.

HINCHLIFFE BREWERY

63 Governor Street, Paterson, NJ B 3115 L 08,09

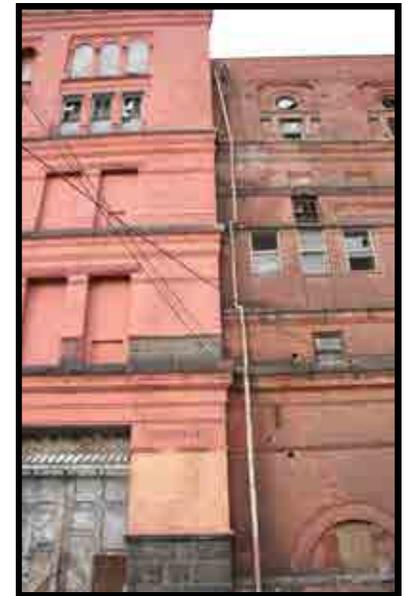
Photographs, historic / contemporary



HINCHLIFFE 5: oblique view looking NE from Ann St. showing Governor St. façades. The turreted building seen in Hinchliffe 1 stood in the vacant area.



HINCHLIFFE 6: detail views looking N from Governor St. façade detailing of the remaining brewery building adjacent to the cold storage building on the right side.



HINCHLIFFE 7: detail view of cold storage building façade, looking NE from Governor St. There is excellent detailing and integrity remaining in this façade.



HINCHLIFFE 8: detail view of original entrances in brewery building, looking NW from Governor St.

PROPERTY REPORT

Property ID: -97394947

Property Name: International Print & Dye
Address: 35-39 1st AVE
Apartment #:
Ownership: Private
ZIP: 07524

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	2301	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The International Print & Dye Works are a ca. 1930 industrial complex situated on 1.77 acres containing two attached brick dyeing houses fronting 1st Avenue and attached ancillary buildings to the rear. Historic maps and current aerials show at least two successive ancillary buildings attached to the north elevations of the dye houses, but the rear of the lot was not accessible at the time of this survey and therefore an accurate building count could not be obtained.

Setting:

The International Print & Dye Works front 1st Avenue and consume the large middle lot of an oblong city block. The site is flanked by small-scale industrial complexes to the east and west and bordered by the Passaic River to the north and 1st Avenue to the south. The setting is a mixed-use urban neighborhood. Most of the buildings within view of the Print & Dye Works are 20th century residences or industrial sites.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-97394947

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1950	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-97394947

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 2 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential for industrial archaeology (interior)

Conversion Problem? ConversionNote: 24

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-97394947

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 35-39 1st Avenue

Historic Name: West Dye House at International Print & Dye

Present Use: Industrial, light industrial

Historic Industry:

ConstructionDate: 1930 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Length: 50 **Stories:** 2

Structural System:

Width: 125 **Bays:** 10

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The West Dye House at International Print & Dye is a ca. 1930, 2-story, 10-bay brick industrial building. It has a side-gabled roof with a frame monitor roof. At the roofline is a short, aluminum siding-clad parapet wall. The bays are divided by projecting brick pilasters. Windows have 36 lights and metal frames. The rectangular window openings have stone sills. The window openings on both elevations at the southwest corner of the building have been infilled with concrete block. At the first story of the west elevation are two garage bays with rolling metal doors, one of which has a small metal loading dock. Attached to west elevation are several contiguous, 1-story, frame storage sheds with shed roofs. The south elevation has a modified bay with brick infilled and a flush metal door. A secondary entry has been cut into one of the first story window openings of a central bay. Also on the south elevation is a hoisting mechanism, below which are second-story doublewide doors.

Interior Description:

The interior of this building was not accessible at the time of this survey.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to	Window materials
Physical alteration		to	Window infill

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-97394947

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 35-39 1st Avenue

Historic Name: East Dye House at International Print & Dye

Present Use: Industrial, light industrial

Historic Industry:

ConstructionDate: 1930 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 40 **Stories:** 2

Structural System:

Width: 100 **Bays:** 12

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The East Dye House at International Print & Dye is a 2-story, 12-bay brick industrial building with a flat roof. At the center of the roofline on the south façade is a subtle stepped parapet wall. The roofline is capped with aluminum. Above 10 of the 12 second-story bays is an aluminum awning. The second-story westernmost bay on the south elevation has doublewide doors, above which is a hoisting mechanism. Second-story windows have 25 lights in metal frames, with the middle 6 panes on a pivot hinge. First story windows have 15 lights in metal frames. The rectangular window openings have stone sills. The first story front (south) elevation has a garage bay with a rolling metal gate and an entry with a flush door, above which is a metal awning.

Interior Description:

The interior of this building was not accessible at the time of this survey

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to	Garage bay modification

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: -97394947

Principal Investigator: Patrick Harshbarger

(Primary Contact)

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -97394947

History:

The International Print & Dye Company was a late comer in the silk dyeing industry with its predecessors establishing roots in Paterson during the late 19th century. Sanborn insurance maps from 1931 are the first known instance of the name "International Print & Dye" being used within the Paterson silk industry. The company is not mentioned in Albert H. Heusser's "The History of the Silk Dyeing Industry in the United States." This 1927 tome comprehensively covers silk dyers established at the time of publication, leading to the assumption that International Print & Dye had yet to exist. Just four years later, however, International Print & Dye had constructed a compact complex along the Passaic River. Like other silk dyeing works, this complex consisted of various, successive, relatively small-scale departmentalized buildings.

By 1950, Sanborn maps indicate that "International Dye & Print Works" had become a division of Allied Textile Printers, Inc.

Statement of Significance:

Though the International Print & Dye Works maintains a high level of material integrity, it is a late and inferior example of dyeing complexes when compared to other Paterson print and dye complexes. The company has little to no mention in standard texts related to the silk dyeing industry and was quickly absorbed by Allied Textile Printers, Inc.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

International Print & Dye is a later example of a mid-sized dye works of which there are several earlier and better representative examples in the survey. The works has integrity but not a high level of architectural significance even as a representative of the type.

Total Number of Attachments: 2

List of Element Names:

Narrative Boundary Description:

The property boundary is tax block 2301, lot 7 as shown on the 2006 Paterson tax map accompanying this form.

Date Form Completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

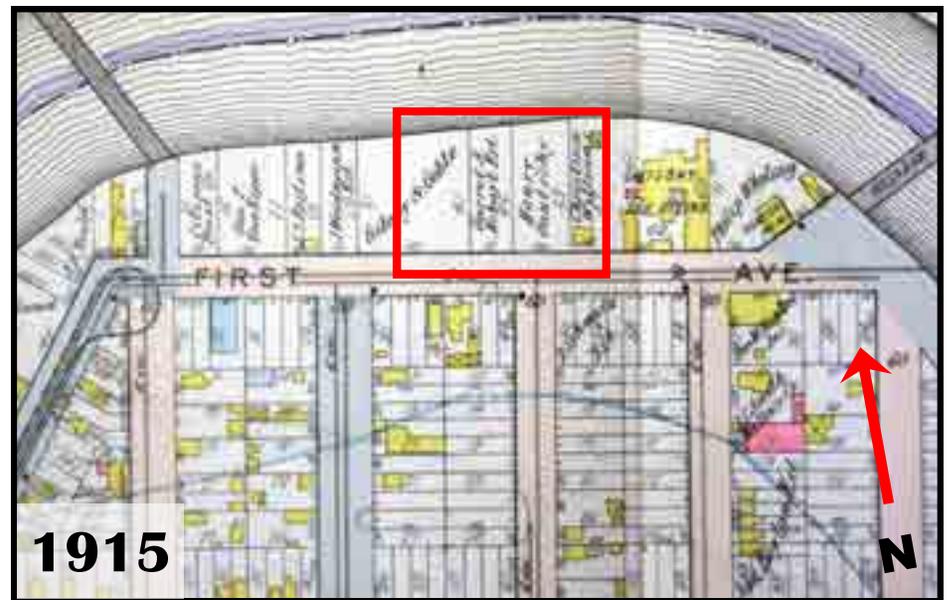
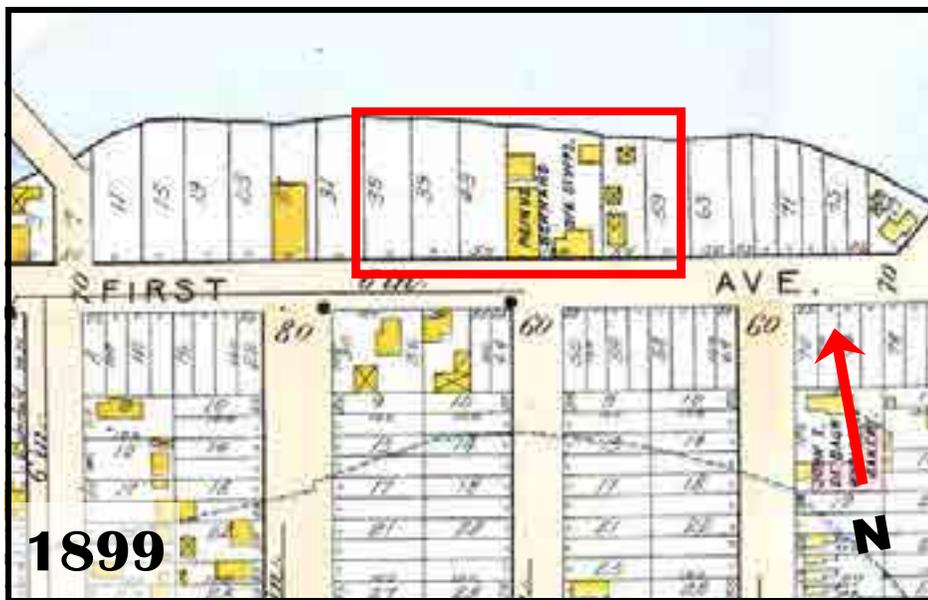
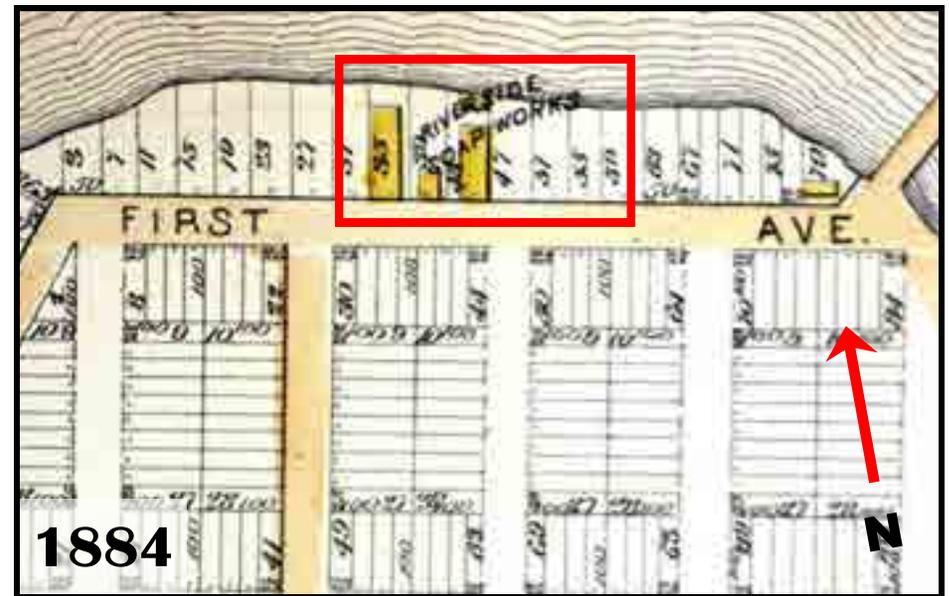
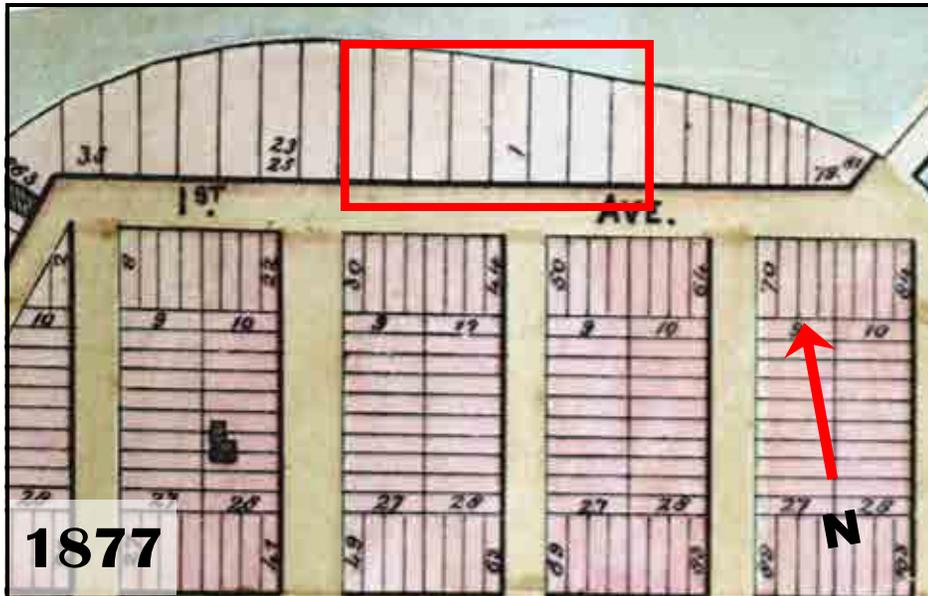
Property ID:

-97394947

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(Primary Contact)

INTERNATIONAL PRINT & DYE WORKS
35-39 First Ave., Paterson, NJ B 2301 L 07
Site Development Maps 1877, 1884, 1899, 1915



INTERNATIONAL PRINT & DYE WORKS
35-39 First Ave., Paterson, NJ B 2301 L 07
Site Development Maps, 1931, 2006, 2010



1931

N



TAX MAP
2006

N



BING maps
2010 / north



BING maps
2010 / east

INTERNATIONAL PRINT & DYE WORKS
35-39 First Ave., Paterson, NJ B 2301 L 07
Photographs, historic / contemporary



INTERNATIONAL 1: oblique overview looking west along First Ave. showing primary facades of the complex's two main Dye Houses.



INTERNATIONAL 2: view of south façade of east building, looking north from across First Ave. Note steel sash windows remain authentic and intact overall.



INTERNATIONAL 3: oblique overview looking east along First Ave., showing west side and southern elevations of both Dye Houses. Other adjacent buildings in the rear (north) of the complex were not readily accessible.



INTERNATIONAL 4: oblique overview of west side, looking northeast from across First Ave. showing loading dock area and storage sheds.

PROPERTY REPORT

Property ID: -1705710456

Property Name: J.S. Sowerbutt **Ownership:** Private
Address: 28-36 Paterson ST **Apartment #:** **ZIP:** 07522

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	3117	5

Property Photo:



Old HSI Number: PAS1608-365 **NRIS Number:** **HABS/HAER Number:**

Description:

The J.S. Sowerbutt Mill consists of two reinforced-concrete tenant silk mills built in 1905-06. The smaller of the two mills is 3 stories and plainly finished but the larger is 4 stories and scored to appear like coursed ashlar. According to 1915 and 1931 Sanborn maps the larger mill was known as Mill No. 2 and the smaller as Mill No. 3. This numbering system likely reflects that the mills replaced a 2-story frame mill that burned on the same site in 1904.

Setting:

The mills are located at the southwest corner of the intersection of Paterson and Harrison Streets in a mixed-use urban setting characterized by many vacant lots and industrial buildings including the Manhattan Shirt Company complex one block to the north and the Hinchliffe Brewery one-half block to the east.

Registration and Status Dates: **National Historic Landmark?:**

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID: -1705710456

Page 1

(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Tilcon	"History." On-line at www.tilconny.com.	2012	
Bureau of Labor and Industries of N.J.	27th Annual Report.	1904	
(None Listed)	"Fires." The Hub, Vol. 37 (Mar. 1, 1896), p. 300.	1896	
Department of Community Development	City of Paterson Survey	1987	
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A. H.	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1899	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-1705710456

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 2 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and mill yard)

Conversion Problem? ConversionNote: 11

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-1705710456

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INDUSTRIAL BUILDING ATTACHMENT

Common Name: 28-36 Paterson Street

Historic Name: J. S. Sowerbutt Mills - Mill No. 2

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1906 **Source:** Inscription

Construction Start Date: **Construction End Date:** Building ID: 2

Style: Vernacular?

Exterior Finish Materials: Concrete

Physical Condition: Good

Foundation Materials: Modern Concrete

Remaining Historic Fabric: High

Roof Finish Materials:

Length: 125 **Stories:** 4

Structural System:

Width: 55 **Bays:** 16

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

Mill No. 2 is a 4-story, 16-bay, cast-in-place reinforced concrete, side-gabled mill with a rectangular plan of 55 x 125 ft. The mill's distinguishing feature is its concrete finish with beveled scoring to appear like coursed ashlar. The mill is scored on its east elevation, facing Paterson Street, and on its ends but not on its rear west elevation where the aesthetic treatment was not considered necessary due to the low visibility. The mill has a corbelled cornice and segmentally arched windows and doors. Window frames and double-hung 16/16 sash remain in a few windows but most sash have been removed and the windows boarded over from the inside. The building has multiple doorways include several garage doors. The gable ends have hoists and center bay double mill doors at all floors. Some of the paneled wood mill doors appear to be original. Between the 3rd and 4th floors is a date plaque inscribed with "J.S. Sowerbutt 1906".

Interior Description:

The interior was not available for inspection. According to the 1915 Sanborn map, the mill housed a wagon works on the first floor. At the south end of the building were an elevator shaft and an electric generating room. The 2nd through 4th floors were tenant silk weavers. By 1931, the wagon works had vacated the building and all floors were occupied by tenant silk weavers.

Alteration Dates:

Alteration(s): **Circa Date:** **Date Range:** **Source:**
_____ to _____

Architect/Designer:

Type: **Name:** **Person/Firm Description:**
Other James S. Sowerbutt Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: -1705710456 Page 4

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 28-36 Paterson Street

Historic Name: J. S. Sowerbutt Mill - Mill No. 3

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1905 **Source:** Inscription

Construction Start Date: **Construction End Date:** Building ID: 3

Style: Vernacular?

Exterior Finish Materials: Concrete

Physical Condition: Good

Foundation Materials: Modern Concrete

Remaining Historic Fabric: High

Roof Finish Materials:

Length: 125 **Stories:** 3

Structural System:

Width: 40 **Bays:** 3

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

Mill No. 3 is a 3-story, 3-bay, front-gabled, cast-in-place reinforced concrete factory building with a rectangular plan of 40 x 125 ft. The exterior walls are plainly finished with the wood-board formwork visible in the concrete, indicating little effort was made to rub smooth or tool the concrete after the forms were removed. The exception is the 1st floor of the north gable end, which is scored to appear like ashlar, similar to Mill No. 3. The mill has a molded cornice in the gable ends only, an oculus in the gable peaks, and segmentally arched windows and doors. Original 16/16 double-hung wood sash remain in some windows. The gable ends have hoists and mill doors at each floor, but original wood doors have been removed and replaced with panels. The date "1905" is inscribed in the north gable end. A square brick smokestack rises above the roofline at the mill's southwest corner. This smokestack corresponds with the location of a boiler room shown on a 1915 Sanborn map.

Interior Description:

The interior was not available for inspection. According to the 1915 Sanborn map, the mill housed a wagon works on the first floor. At the south end of the building was a boiler room with two boilers. The 2nd through 3rd floors were tenant silk weavers. By 1931, the wagon works had vacated the building and all floors were occupied by tenant silk weavers.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	James S. Sowerbutt	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 5

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1705710456

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -1705710456

History:

James S. Sowerbutt established a wagon works near the corner of Paterson and Harrison Streets in the early 1890s, possibly expanding on an earlier blacksmith and woodshop. In 1895, this 2-story frame wagon works was destroyed by fire. Sowerbutt rebuilt. The 1899 Sanborn map shows a 2-story wagon factory divided into rooms for woodwork, painting, a boiler room, a blacksmith shop and a "repository," a name used by wagon makers for a showroom. In 1904, the wagon shop was once again heavily damaged by fire.

In 1905-06, Sowerbutt rebuilt, but this time rather than rebuilding a conventional wagon works, he built two side-by-side reinforced-concrete mill buildings that were designed not only to accommodate his wagon works on the first floor but tenant silk weavers in the upper floors. This approach no doubt made good economic sense since the tenants would guarantee additional income. Sowerbutt may also have recognized the declining demand for wagons in the early automobile age and thus realized that he needed to find other ways to generate income from the property.

Sowerbutt's choice of building with reinforced concrete is noteworthy and may be a singular instance in the history of mill construction in Paterson. In the mid-1900s, reinforced concrete was still a relatively new building material, having first been used in tentative and relatively limited fashion for structural applications in the mid-1880s to 1890s. By the early 20th century, the material's moldable qualities, strength capacity and fire retardant qualities were becoming increasingly recognized. Interestingly, Sowerbutt made no changes to the basic textile mill form but he did take advantage of the moldable qualities of the material, even making the effort to score the concrete to look like stone. It also appears from notations on Sanborn maps that Sowerbutt did not extend the use of reinforced-concrete framing to the upper stories of the mills, instead using conventional timber mill framing, perhaps not trusting the concrete's ability to support its own weight. These mills are worthy of further investigation since they represent an important usage of reinforced concrete during a formative and transitional period in the technology's development.

There is other evidence that Sowerbutt was expanding and diversifying his business opportunities in the early years of the 20th century. In 1901, he was involved in the opening of the Prospect Park Quarry in Prospect Park, N.J. Between 1901 and his death in 1916, Sowerbutt was a frequent bidder on public works contracts to grade and pave roads, including some early concrete roadbeds. It seems entirely probable that Sowerbutt's quarry business influenced his decision to build reinforced-concrete mills.

In 1915, the Sowerbutt Mill Nos. 2 and 3 housed Sowerbutt's wagon works on the 1st floor. Upper story silk mill tenants included M. B. Watson (warping and winding), Newark Silk Co. (broad silks), Prudential Silk Co. (broad silks), and McCollom & Post Co. (broad silks). Sowerbutt supplied light and power to his tenants with a steam plant at the east end of Mill No. 3 and electric generators at the east end of Mill No. 2. A 1-story coalhouse was located in the alley between the two mills. By 1931, the tenant mills were owned by Bessie S. Harper.

Statement of Significance:

The J.S. Sowerbutt Mills are architecturally significant examples of reinforced-concrete industrial buildings, dating from the early period of development and innovation in structural uses of the material. They have excellent integrity of design and materials, and save for replacement or lost window frames and sash have no major history of alterations. They are rare and possibly unique examples of their type in Paterson and the state. The mills are historically associated with the development of silk tenant mills in Paterson with the story of Sowerbutt's adaptation of a wagon works to accommodate tenant silk weavers adding materially to an understanding of the economic and work conditions of the period.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The J.S. Sowerbutt Mills are early and remarkably complete examples of reinforced-concrete textile mill construction in Paterson and in New Jersey, dating to the early period of experimentation and refinement in structural concrete design. Mill No. 2 is further enhanced by its aesthetic character where the builder took advantage of the moldable qualities of concrete to add architectural detail. The mill is also eligible under Criterion A for its association with Paterson's silk industry and the pattern of work in tenant mills.

Total Number of Attachments: 2

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-1705710456

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(Primary Contact)

List of Element Names: Mill No. 2
Mill No. 3

Narrative Boundary Description:

The property boundary is block 3117, lot 5 as shown on the 2006 Paterson tax map accompanying this form.

Date Form Completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

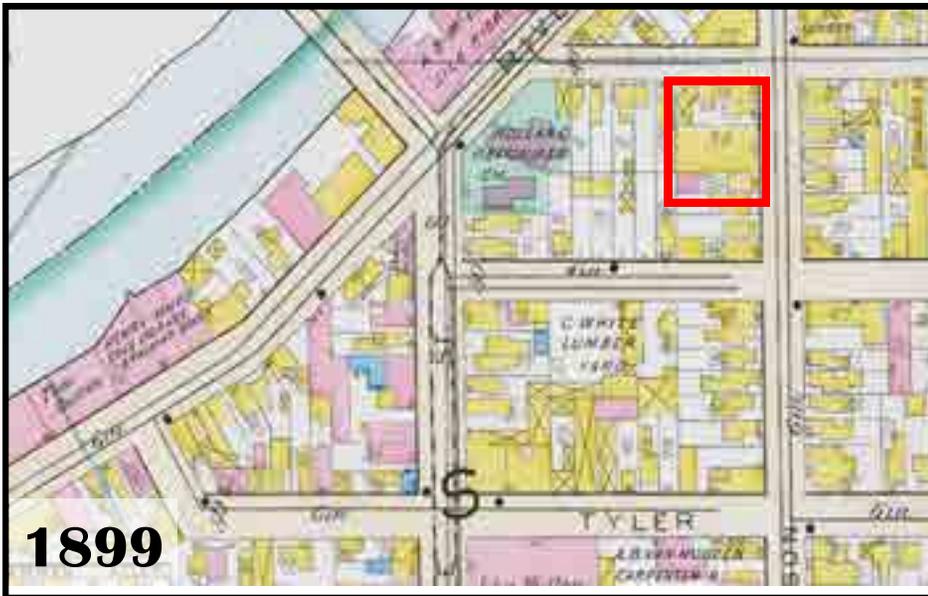
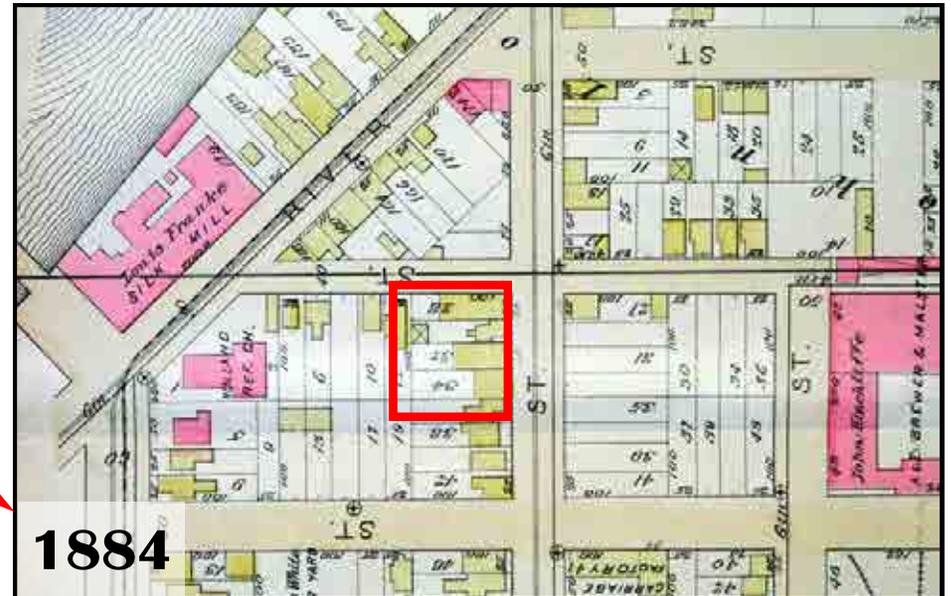
Property ID:

-1705710456

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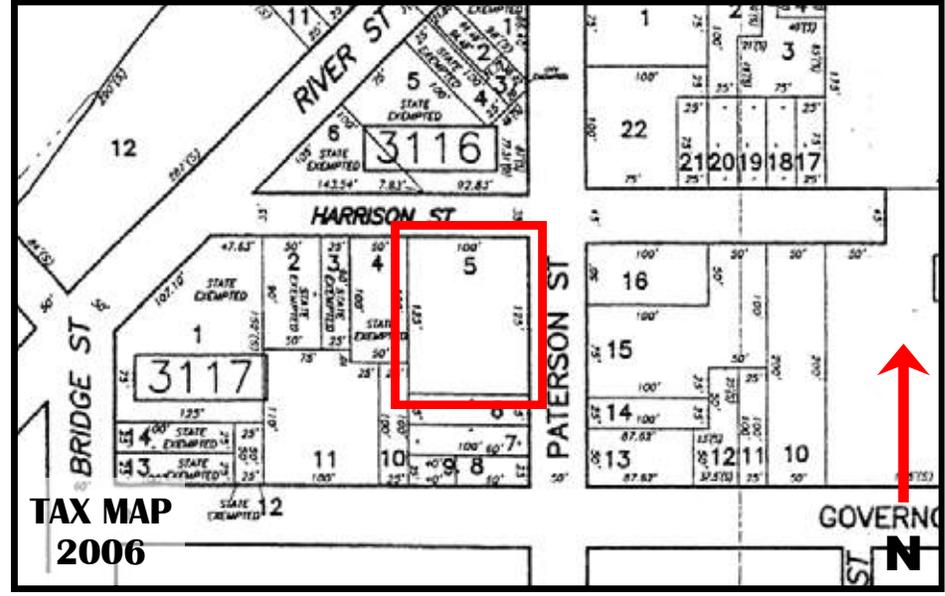
(Primary Contact)

J.S. SOWERBUTT SILK MILL
28-36 Paterson St., Paterson, NJ B 3117 L 05
Site Development Maps 1877, 1884, 1899, 1915



N

J.S. SOWERBUTT SILK MILL
 28-36 Paterson St., Paterson, NJ B 3117 L 05
 Site Development Maps, 1931, 2006, 2010



BING maps
 2010 / east

BING maps
 2010 / south

J.S. SOWERBUTT SILK MILL
28-36 Paterson St., Paterson, NJ B 3117 L 05
Photographs, historic / contemporary



SOWERBUTT 1: oblique overview of west side of 1906 mill, looking southwest from across Paterson St. showing part of both gable ends and full west elevation.



SOWERBUTT 2: oblique overview of north gable ends of both mills, looking southwest from across Paterson St. toward corner of Harrison and Paterson St.



SOWERBUTT 3: view of north gable end of 1905 mill, looking southwest from across Harrison St.



SOWERBUTT 4: oblique overview of north gable ends of both mills, looking south from Harrison St.

J.S. SOWERBUTT SILK MILL
28-36 Paterson St., Paterson, NJ B 3117 L 05
Photographs, historic / contemporary



SOWERBUTT 5: oblique overview of south gable end and east elevation of 1906 mill, looking northwest from across Paterson St.



SOWERBUTT 6: view of east elevation, looking east, showing application of unique poured concrete treatment that simulates a stone ashlar rustication effect.



SOWERBUTT 7: Detail view of cast concrete name panel between the third and fourth stories of the east side indicating "J.S. Sowerbutt 1906" ownership and construction date.



SOWERBUTT 8: Detail view of top of the square smokestack, looking northwest. Note the "S" iron detail attached, representing Sowerbutt ownership.

PROPERTY REPORT

Property ID: 540710596

Property Name: John Hand Mill **Ownership:** Private
Address: 200 Gould AVE **Apartment #:** **ZIP:** 07503

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	6704	1

Property Photo:



Old HSI Number: PAS1608-162

NRIS Number:

HABS/HAER Number:

Description:

The John Hand & Sons Mill complex contains a large brick mill constructed in three phases for the purpose of manufacturing broad and narrow silks. The first phase, constructed in 1892, measures 235 ft. along West Railway Avenue; the second phase, built in 1895, parallels Gould Avenue and measures 125 ft. wide; the third phase, constructed between 1915 and 1931 stretches 125 ft. along Goshen Street. Together, these attached mills form a U-shape, the courtyard of which has been infilled with a corrugated metal warehouse constructed in 2006.

Setting:

The John Hand & Sons Silk Manufacturing site occupies 1.39 acres at the east end of a rectangular city block. It is bounded by West Railway Avenue to the east, Gould Avenue to the north, and Goshen Street to the South. The lot shares a block with a mid-20th-century industrial building and 20th-century residences. The setting is a mixed-use urban neighborhood with the historic Erie Railroad corridor located immediately east of the mill.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

540710596

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Tripp, Anne Huber	The I.W.W. and the Paterson Silk Strike of 1913	1987	
Department of Community Development	City of Paterson Survey	1987	
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of the City of Paterson, New Jersey	1931	
The Paterson Daily and Weekly Guardian	History and Institutions: City of Paterson, N.J.	1898	
National Environmental Title Research, Inc.	Historic Aerials of Paterson, New Jersey	2011	

Additional Information:

Current B/L is 670/1; Parcel Address is 196-204 W Railway Ave

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

540710596

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 200 Gould Avenue

Historic Name: Mill at John Hand & Sons Silk Manufacturing

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1892 **Source:** The Paterson Daily and Weekly Guardian (1898)

Construction Start Date: 1892 **Construction End Date:** 1931 Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Metal

Length: 235 **Stories:** 3

Structural System:

Width: 170 **Bays:** 29

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The John Hand & Sons Mill is a 3-story, 29-bay brick industrial building constructed in three phases. The original 1892 mill has a side-gabled roof covered in metal. A half-cross-gable projects off-center from the roofline. The wooden bracketed cornice has been covered with aluminum coping. Below this cornice is stepped brick detailing. Each of the 29 bays is divided by projecting brick pilasters capped with stone at each floor level. The original window openings have arched brick lintels and stone sills, but have been infilled with brick and glass block.

A ca. 1892 brick boiler house attached to the west elevation of the mill has either been consumed or replaced by the 21st-century warehouse infill.

The 1895, 3-story addition was constructed to mimic the original building, with projecting brick pilasters dividing the 15 bays. The arched window openings have been infilled with brick and glass block or concrete block. The side-gabled roof is covered with metal and the wooden bracketed cornice is clad in aluminum. A ca. 1915 brick finishing room and machine shop attached to the south elevation has either been consumed or replaced by the 21st century warehouse infill.

Between 1899 and 1915 a one-story, 8-bay brick office addition was added to the east façade. This addition has since been stuccoed. The north and south elevations have five bays, also divided by projecting brick pilasters. There is a flush door at the east end of the south elevation. Many of the north elevation windows have been infilled with concrete block. The elongated upper central bay opening has been filled with concrete, but the hoisting mechanism remains just below the gable end.

The ca. 1915-1931 brick addition along Goshen Street was likely a 1-story, 10-bay flat roof structure. Today it rises 3 stories, with the second story brick differing from that of the first story. The third story is likely contemporary with the corrugated metal warehouse infilling the courtyard behind the mill. The original windows have been replaced with concrete block.

Appearing at the rear of the property on a 1915 map are an iron-clad frame shed and a small brick warehouse attached to a frame garage. These auxiliary buildings have been demolished.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

540710596

Organization: Hunter Research, Inc.

Interior Description:

The interior of the mill was not accessible at the time of this survey. Sanborn maps indicate that in 1915 silk winding was performed on the first floor, broad silk weaving was done on the second floor, and silk ribbon weaving was done on the third floor.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1895 to 1950	Additions

Architect/Designer:

Date form completed: 9/26/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

540710596

Page 5

(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID 540710596

History:

The firm of John Hand & Sons was first established by John Hand in Manchester, England for the manufacture of silks. Seeking opportunity abroad, John Hand moved his business from Manchester to Paterson, New Jersey in 1882. His first Paterson Mill was established on Market Street, but the business quickly outgrew its quarters and relocated to Water Street. Upon this move, the firm name of "John Hand & Sons" was first assumed. The company expanded again in 1888 to Ryle Avenue. In 1892, the first large mill was erected along West Railroad (Railway) Avenue. With the construction of the 1892 mill came the merging of broad and narrow goods manufacturing under one roof. In 1895, a large mill following Gould Avenue was attached to the west elevation of the 1892 mill. When combined, these two large mills housed 130 ribbon looms and 200 broad silk looms. Sometime between 1915 and 1931, John Hand & Sons again increased its capacity with 1-story brick addition along Goshen Street.

During the first half of the 20th century, workers at the John Hand & Sons mill found themselves involved in multiple labor disputes. Weavers participated in the Paterson Silk Strike of 1913, but two-thirds of weavers at the mill had returned to work by July after receiving a 10% pay increase. In September of 1931, the New York Times reported that the John Hand & Sons' Gould Avenue mill would not reopen after Labor Day in an effort to deter pickets planned by the Associated Silk Workers and the United Textile Workers.

Due to the scope of this survey, more research is needed to definitively determine when John Hand & Sons ceased operations at the Gould Avenue site, but Sanborn maps indicate that by 1950, the old site was owned by the General Lead Batteries Co. and John Hand & Sons had relocated to a concrete block building just west of the Gould Avenue mill. During the 1987 City of Paterson Survey, the site was occupied by the Sealy Mattress Company. The building is currently occupied by American Flyer Travelware, Inc.

Statement of Significance:

The John Hand & Sons Silk Manufacturing site is associated with locally significant historical patterns in the development of the silk industry, illustrating the construction of mills in Paterson's outer neighborhoods. These mills were often weave shops, as opposed to the large integrated mills of an earlier era. This pattern contributed to work conditions that eventually contributed to labor unrest, including the strike of 1913 in which John Hand's weavers participated.

This mill, linear in form, lends itself to efficient functionality as it allows for the use of line shafts to distribute power from a central source to warping and weaving machines within the mill. This linear design, along with repetitive ornamentation, is characteristic of late-19th-century textile mills in Paterson.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The John Hand & Sons Silk Manufacturing Mill is recommended eligible under Criterion A for its association with the Paterson silk industry and its role in the labor unrest of the early 20th century. It is recommended eligible under Criterion C as the mill embodies distinctive characteristics of textile mill architecture with an emphasis on functionality and efficiency.

Total Number of Attachments: 1

List of Element Names: Mill at John Hand & Sons Silk Manufacturing

Narrative Boundary Description:

The property boundary is block 6704, lot 1 as shown on the 2006 Paterson tax map accompanying this form.

Date Form Completed: 9/26/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

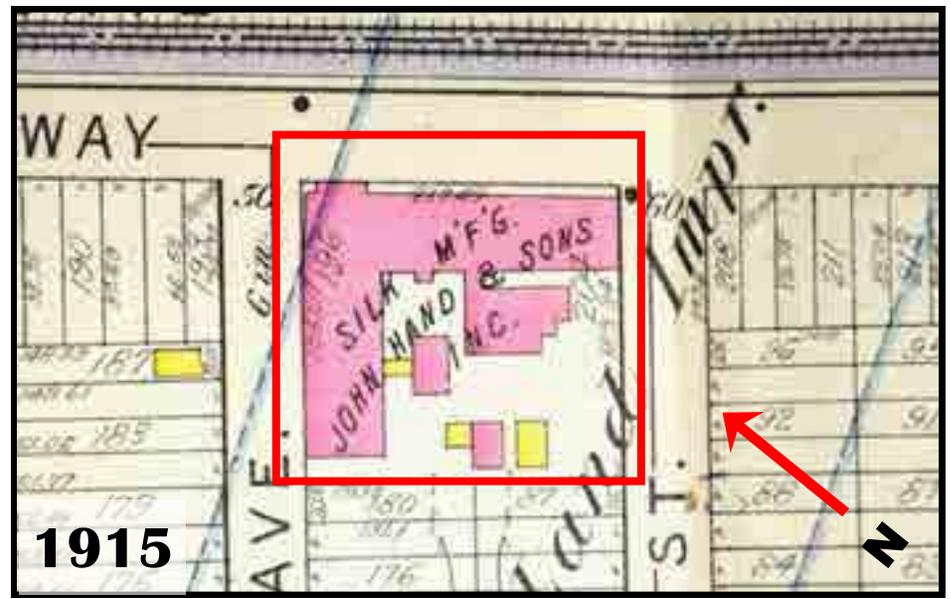
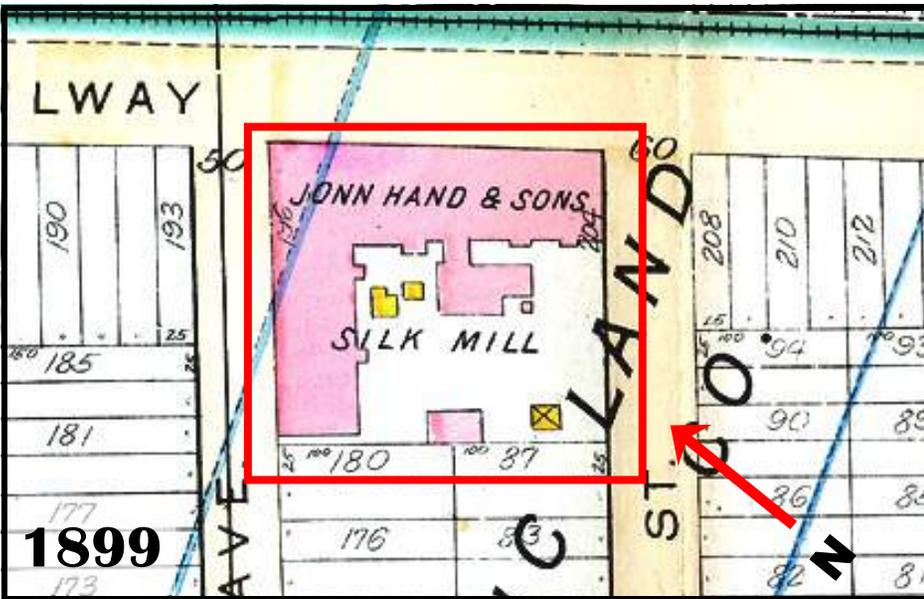
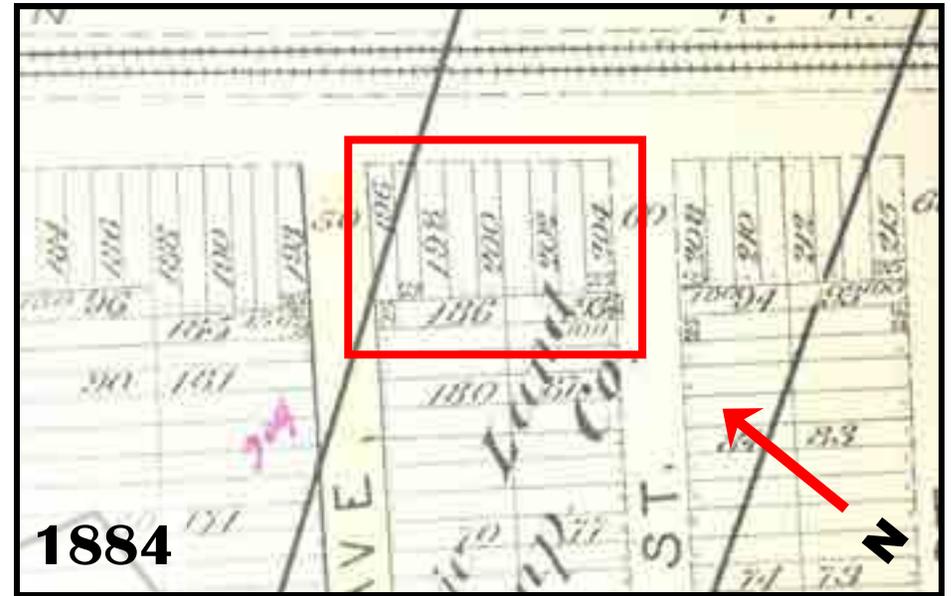
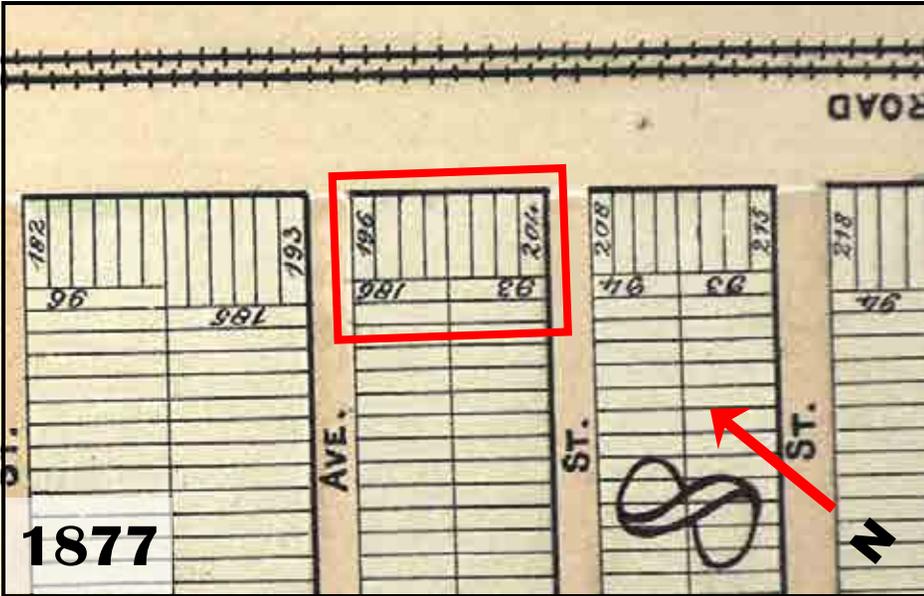
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540710596

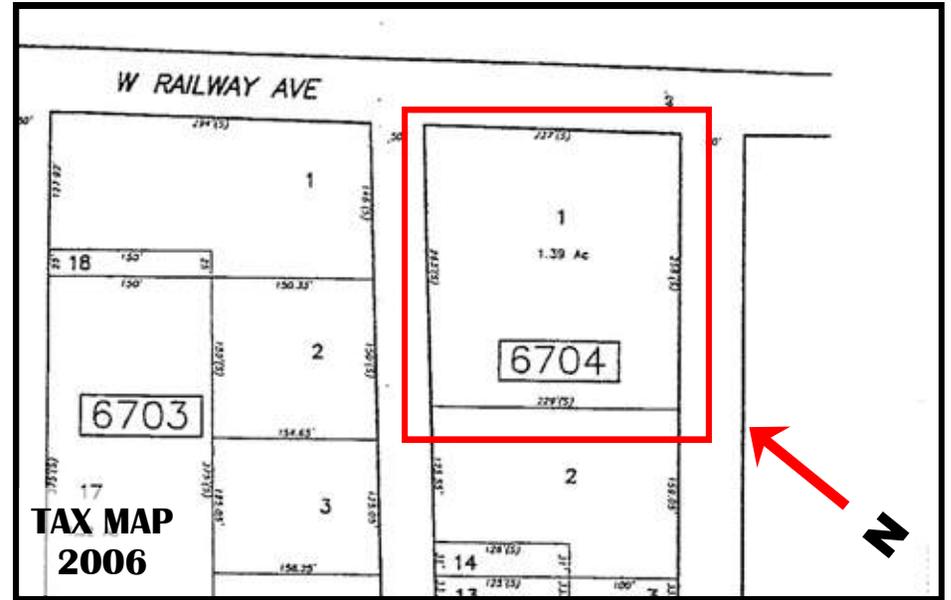
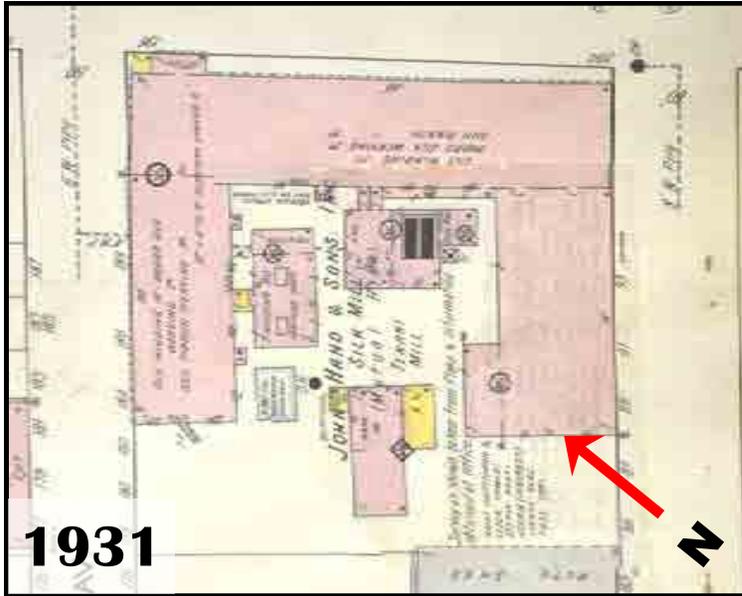
Page 6

(Primary Contact)

JOHN HAND & SONS SILK MANUFACTURING CO.
200 Gould Ave., Paterson, NJ B 6704 L 01
Site Development Maps 1877, 1884, 1899, 1915



JOHN HAND & SONS SILK MANUFACTURING CO.
200 Gould Ave., Paterson, NJ B 6704 L 01
Site Development Maps, 1931, 2006, 2010



JOHN HAND & SONS SILK MANUFACTURING CO.
200 Gould Ave., Paterson, NJ B 6704 L 01
Photographs, historic / contemporary



HAND 1: oblique overview looking south from corner of West Railway Ave. and Gould Ave., showing the primary L-configuration of the complex.



HAND 2: oblique view looking south of west side of complex running along Gould Ave.



HAND 3: oblique overview of north side of complex running along West Railway Ave. This is the longest side of the mill. Corner of Goshen St. is at left frame.



HAND 4: oblique overview of north and east sides, looking west from corner of West Railway and Goshen Aves. Note extensive alteration and additions to the east side of the complex beyond the gable end of the original mill building.

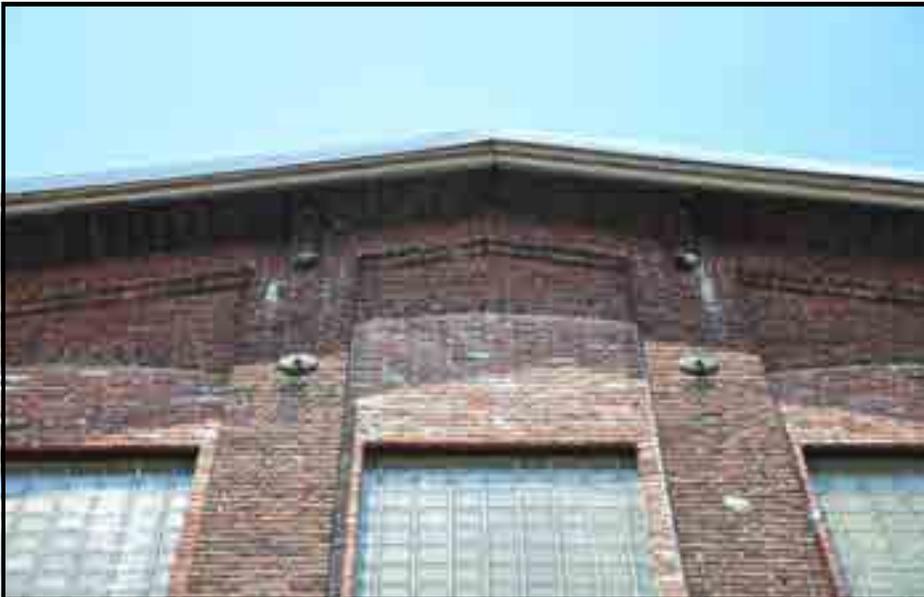
JOHN HAND & SONS SILK MANUFACTURING CO.
200 Gould Ave., Paterson, NJ B 6704 L 01
Photographs, historic / contemporary



HAND 5: oblique overview, looking north along Goshen Ave. showing heavy alterations and additions to the east and south sides of the complex.



HAND 6: view looking southwest from Goshen Ave., showing heavy alterations and additions to the east side of the complex.



HAND 7: Detail view looking northwest showing eaves, brackets and corbelling at the peak of the east side gable end.



HAND 8: View looking south from West Railway Ave., showing north facade and its central peak detail.

PROPERTY REPORT

Property ID: 1465614458

Property Name: Manhattan Shirt
Address: 111-237 River ST
Apartment #:
Ownership: Private
ZIP: 07501

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	3101	6
PASSAIC	Paterson		Paterson	3101	8
PASSAIC	Paterson		Paterson	3101	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Manhattan Shirt Company site consists of a U-plan brick factory building, built circa 1895 with later additions to complete the U, half of which has been heavily altered in a modern rehabilitation. A warehouse, built circa 1920, is located about one block to the northeast. Two large intervening mill buildings and a steam plant, dating to ca. 1880 and ca. 1910, which once provided continuity between the two ends of the site, have been demolished.

Setting:

The Manhattan Shirt Company is located on three tax lots that are bordered on the south by River Street and on the north by the Passaic River. The property has approximately 450 ft. of frontage on River Street between Paterson and Montgomery Streets. The setting, which was historically a mixed-use neighborhood of late 19th to early 20th century industrial and residential buildings, is now characterized by vacant lots and underutilized or vacant mill buildings, including the J.S. Sowerbutt Mills and Hinchliffe Brewery.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1465614458

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Trumbull, T. R.	A History of Industrial Paterson	1882	
(None Listed)	"Shirt Notes." The Clothier and Furnisher, Vol. 42 (March 1914), p. 99.	1914	
Moody's Investment Service	Moody's Industrial Manual.	1917	
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A. H.	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1899	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1887	

Additional Information:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1465614458

(Primary Contact)

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 2 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and mill yard)

Conversion Problem? ConversionNote: 25

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1465614458

Page 3

(Primary Contact)

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 111-237 River Street

Historic Name: Manufacturing Building - Manhattan Shirt Company

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1895 **Source:** Maps

Construction Start Date: 1895 **Construction End Date:** 1915

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Fair

Foundation Materials:

Remaining Historic Fabric: Low

Roof Finish Materials:

Length: 200 **Stories:** 4

Structural System:

Width: 125 **Bays:** 13

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The Manhattan Shirt Company manufacturing building is a 4-story, 13-bay, stuccoed brick building with a flat roof and a U-shaped plan. The open side of the U faces south on River Street forming a mill yard that was accessible to trucks. The complex was built in two stages: the east wing was built ca. 1895 as an office and cutting/finishing building for garment manufacture. The base of the U and the west wing were constructed in 1915. The building was rehabilitated ca. 1970-80 with replacement of windows with fixed sash and stuccoing of the brick, with the exception of the lower stories of the west wing where the windows were in-filled with stucco.

Interior Description:

The interior was not available for inspection. According to the 1915 and 1931 Sanborn maps the building housed offices on the 1st floor, sewing machines rooms on the 2nd and 3rd floors, and cutting on the 4th floor.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1915	1915 to 1990	Addition of west wing; rehabilitation of east wing

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1465614458

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 111-237 River Street

Historic Name: Warehouse - Manhattan Shirt Company

Present Use:

Historic Industry: Textiles

ConstructionDate: 1920 **Source:** Maps/Style

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Poor

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 75 **Stories:** 5

Structural System: Reinforced Concrete Frame

Width: 75 **Bays:** 5

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The warehouse, built ca. 1920, is a 5-story, 5-bay brick-faced, reinforced concrete frame building with its façade facing south on River Street. The building has a brick parapet, stepped over the end bays. The bays are articulated into a grid pattern by reinforced-concrete stringcourses and brick pilasters rising between multi-light steel sash windows with horizontally pivoting casements. First floor windows have been covered with plywood. A single non-original metal door is located in the eastern bay.

Interior Description:

The interior was not available for inspection. According to the 1931 Sanborn map, this building was used as a warehouse. The building is currently vacant.

Alteration Dates:

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 5

**Principal
Investigator:** Patrick Harshbarger

(Primary Contact)

1465614458

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 1465614458

History:

The Manhattan Shirt Company began in the mid-1850s as a small garment factory operated by Sturgiss, Perkins and Wilson. In the mid-1860s, Jacob Levi, a German immigrant, purchased the factory. In 1868, the mill was described as being two stories and 25 x 100 ft. This mill was located immediately east of the stuccoed brick manufacturing building described on the industrial attachment of this form. This mill was considerably expanded in the early 1880s after Jacob Levi retired from the business giving it over to his partners, brother Louis Levi and Benjamin Wechsler. This establishment was the first to go by the name "Manhattan Shirt Company," which in 1882 was employing about 350 garment workers and producing from 12,000 to 15,000 shirts annually. The company continued to expand through the 1880s to 1910s, and by 1892 had more than doubled in size to a workforce of 850 employees, predominately women. The Manhattan Shirt Company incorporated in the State of New York in 1912 with Lewis Levi as President. This move was apparently to form a conglomerate that also controlled garment factories located in Passaic, N.J.; Salem, N.Y.; and Poultney, Vt., in addition to leased of a number of other garment factories, mostly located in New England. The Manhattan Shirt Company remained in operation through at least the early 1950s in Paterson.

Statement of Significance:

The Manhattan Shirt Company was a major Paterson employer from the 1880s to 1950s. Garment manufacture employed large number of women, providing additional wages and employment to Paterson's immigrant households. In and of itself, garment making was not distinctive to Paterson's industrial development, being an industrial sector more closely associated with New York City and parts of New England, but it was part of the Paterson landscape. Although evidence is limited, garment makers may have found it advantageous to be located near the source of silk. Although the Manhattan Shirt Company site has potential significance, its aspects of integrity have been greatly diminished due to demolitions and alterations. Roughly 50 percent of the complex has been razed including the oldest 1880s part of the complex that contained the original factory site and boiler house. The surviving mid-1890s factory with mid-1910s addition at the west end of the site has been heavily altered by application of stucco and replacement and reorientation of the windows. The warehouse at the east end of the site is the most intact resource, but it has no architectural or historical significance on its own merits.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Manhattan Shirt Company, founded in 1855-56 by Jacob Levi, grew from a small shop to a major garment factory in the first decades of the 20th century. The complex does not retain any of its earliest buildings, which were razed in successive expansions, and those buildings that do survive have been heavily altered and are not architecturally distinguished. The integrity of design, setting and feeling are greatly diminished by the loss of the section of the complex that was located between the two surviving buildings. They are no longer visually connected.

Total Number of Attachments: 2

List of Element Names: Manufacturing Building
Warehouse

Narrative Boundary Description:

Date Form Completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1465614458

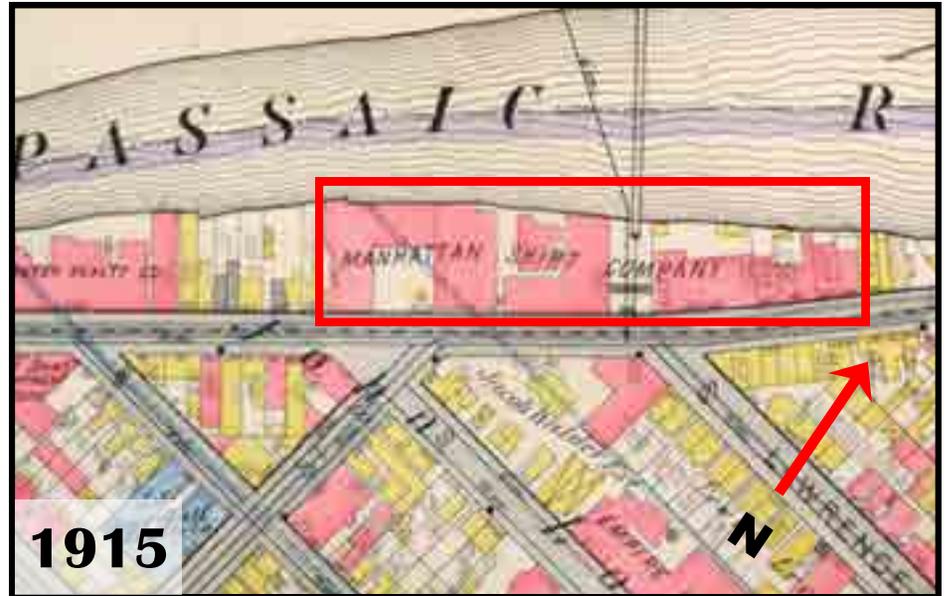
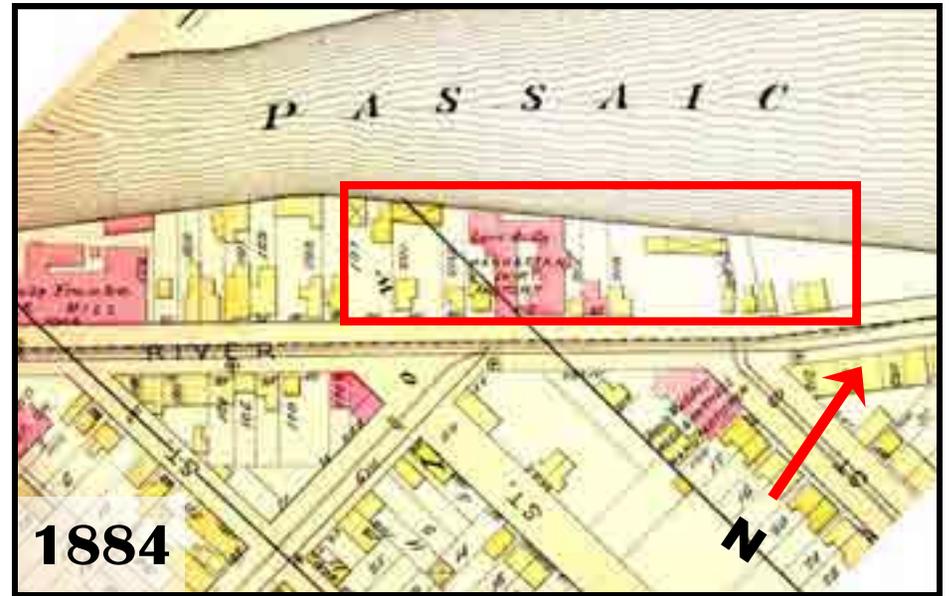
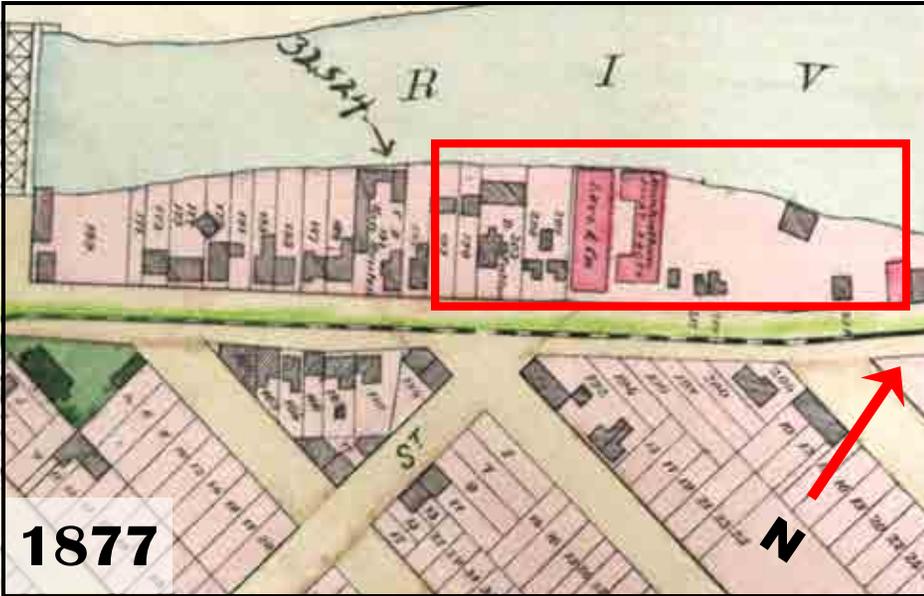
Page 6

(Primary Contact)

MANHATTAN SHIRT CO.

111-237 River St., Paterson, NJ B 3101 L 06, 07, 08

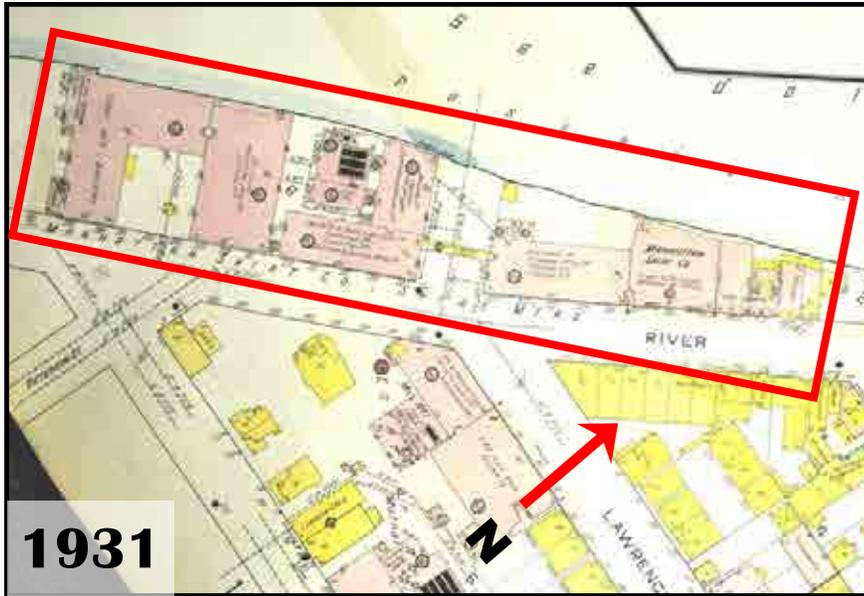
Site Development Maps 1877, 1884, 1899, 1915



MANHATTAN SHIRT CO.

111-237 River St., Paterson, NJ B 3101 L 06, 07, 08

Site Development Maps, 1931, 2006, 2010



1931



**TAX MAP
2006**



**BING maps
2010 / EAST**



**BING maps
2010 / north**

MANHATTAN SHIRT CO.

111-237 River St., Paterson, NJ B 3101 L 06, 07, 08

Photographs, historic / contemporary



MANHATTAN 1: overview of south façade of the only remaining intact building of the complex, looking north from across River St. Note steel sash windows intact.



MANHATTAN 2: oblique overview of intact mill building, looking west along River St., showing the demolished areas of the complex on adjacent sides.



MANHATTAN 3: detail view of demolished area between the two extant buildings of the complex (left and right frame), looking northwest from across River St.



MANHATTAN 4: oblique overview of east and south elevations, looking west along River St. This is the largest mill building of the complex (U-shaped) clearly visible in site development maps. It has been heavily altered and restored.

PROPERTY REPORT

Property ID: -1318393871

Property Name: Miesch Silk Manufacturing Co. Courtland Street Works **Ownership:** Private
Address: 52 Courtland ST **Apartment #:** **ZIP:** 07503

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	5607	1

Property Photo:



Old HSI Number: PAS1608-064 **NRIS Number:** **HABS/HAER Number:**

Description:

The Miesch Silk Manufacturing Co. Courtland Works is an industrial complex situated on 1.22-acres. The site contains a ca. 1890 brick mill with a ca. 1910 extension, a ca. 1890 tenant mill, also with ca. 1910 extensions, and various mid-20th-century infill structures. The complex comprises all but the southwest corner of the rectangular city block upon which it is located.

Setting:

The Miesch Silk Manufacturing Co. Courtland Works is sited on rectangular lot in a predominantly residential neighborhood within South Paterson. The Erie-Lackawanna Railway corridor is located one block south of the mill site.

Registration and Status Dates:

National Historic Landmark?:
National Register:
New Jersey Register:
Determination of Eligibility:
Certification of Eligibility:

SHPO Opinion: 10/16/1997
Local Designation:
Other Designation:
Other Designation Date:

Eligibility Worksheet included in present survey? **Is this Property an identifiable farm or former farm?**

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 1

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1318393871

Organization: Hunter Research, Inc.

Location Map



Site Map:

BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Guzzo, Dorothy O	Miesch Silk Manufacturing Company (52 Courtland St.) SHPO Opinion	1997	J97-35
Howard/Stein-Hudson Associates	Main Line Second Track Environmental Evaluation	1997	
Department of Community Development	City of Paterson Survey	1987	
Achimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designations Staff Opinion of Eligibility	2012	
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	

Additional Information:

HPO Inventory ID#: 3427

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-1318393871

Page 2

(Primary Contact)

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 2 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential for industrial archaeology (interior and courtyard)

Conversion Problem? ConversionNote: 3

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-1318393871

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 52 Courtland Street

Historic Name: Miesch Silk Manufacturing Company Mill

Present Use: Industrial, light industrial

Historic Industry:

ConstructionDate: 1890 **Source:** Historic Maps

Construction Start Date:

Construction End Date:

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Stone, Ashlar

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 200 **Stories:** 3

Structural System:

Width: 200 **Bays:** 26

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
 (checked if applicable) dock rail siding other

Exterior Description:

The original Miesch Silk Mill is a 3-story, 26-bay brick industrial building constructed ca. 1890. It has a side-gabled roof covered with rolled asphalt. Below the roofline is a stepped brick cornice. The gable ends stretch 5 bays, the center of which contains elongated openings at each story below a hoist. On each elevation, the bays are divided by projecting brick pilasters, with the windows paired between pilasters on the north elevation. Windows are metal 9/9 double hung sash set in arched openings with arched brick lintels and stone sills. To accommodate for the reduction in grade along Leslie Street, the easternmost bays on the north elevation have full-length, basement-level windows set in a painted stone foundation below a stone water table. Attached to the rear (south) elevation are a 110-ft. rectangular brick chimney and a 1-story brick boiler house with a frame, 5-ft. raised monitor roof.

Around 1910, a 3-story, 140 ft. ell was extended along Camden Street from the south elevation of the original mill. This addition has a flat roof with a bracketed wooden cornice. Its design mimics the original mill with projecting brick pilasters dividing paired windows. Windows are 9/9 double hung sash, although many of the window openings have been infilled with concrete block. Basement level windows have been infilled and stuccoed. At the southwest corner of the ell along Camden Street is an entrance with a metal rolling gate. The 6-bay south elevation has a middle bay of elongated openings below a hoisting mechanism. On the east elevation of the ell are projecting brick towers.

Interior Description:

The interior of this building was not accessible at the time of this survey. Sanborn maps from 1915 indicate the processes taking place within each section of the mill. The following descriptions are based upon the Sanborn Map Company identifying the building as having 3 stories with a basement. The east half of the original mill contained a machine shop and storage space in the basement; finishing, packing, and shipping processes took place on the first floor; and weaving was carried out on the second and third floors. The west half of the original mill had silk throwing operations on the first floor, winding and weaving on the on the second, and weaving on the third. The ell addition contained storage space at the basement level, silk winding processes on the first, and weaving operations on the second and third floors.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1910	to	Historic maps (addition of ell)

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1318393871

Organization: Hunter Research, Inc.

Physical alteration 1990 to Window infill

Architect/Designer:

Date form completed: 9/26/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-1318393871

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INDUSTRIAL BUILDING ATTACHMENT

Common Name: 52 Courtland Street

Historic Name: Tenant Mill at the Miesch Silk Manufacturing Co.

Present Use: Industrial, light industrial

Historic Industry:

ConstructionDate: 1890 **Source:** Historic Maps

Construction Start Date: **Construction End Date:** Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Stone, Ashlar

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 115 **Stories:** 2

Structural System:

Width: 85 **Bays:** 13

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The tenant mill at the Miesch Silk Manufacturing Company Courtland Street Works was constructed ca. 1890 for the Miesch Company for the purpose of broad silk weaving. It would eventually become a tenant mill, with the World Bestos Corporation, manufacturers of brake lining, occupying the building by 1931. The original portion of the mill, built ca. 1890, is the brick, 1-story, northernmost section. This section has a sawtooth roof and a north wing with a parapet wall and monitor roof. At the roofline is metal coping. Like the main Miesch Mill, bays on this original section are divided by projecting brick pilasters. Window openings have been infilled and stuccoed. As early as 1890, this tenant mill has been connected to the main Miesch Mill by an enclosed, 1-story frame passage. A frame loading dock once attached to the south elevation of the original tenant mill was replaced with the extant 2-story portion of the building, added ca. 1910. This 2-story, 5-bay, brick addition has a front-gabled roof covered with rolled asphalt. The arched window openings have brick lintels and stone sills. All of the windows have either been boarded or resized and replaced. On the east elevation, the end bays have boarded entrances. Attached to the south elevation of the 2-story addition is a 1-story, 3-bay brick loading garage added ca. 1940.

Interior Description:

The interior of the tenant mill was not accessible at the time of this survey. Sanborn maps from 1915 indicate that all sections of this building at the time were used for broad silk weaving.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1910	to	Historic maps (2-story addition)
Physical alteration	1940	to	Historic maps and aerials (loading garage addition)
Physical alteration	1990	to	Window infill materials

Architect/Designer:

Date form completed: 9/26/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: -1318393871 Page 6

Principal Investigator: Patrick Harshbarger

(Primary Contact)

Organization: Hunter Research, Inc.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

(Primary Contact)

Property ID:

-1318393871

Page 7

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -1318393871

History:

While only ephemeral evidence was available under the scope of this research, the Miesch Mfg. Co. may be associated with Kaspar Miesch, a surname of likely Austrian or Bavarian origin. Miesch started ca. 1886 as a tenant in the Dale Silk Mill on Railroad Ave. Later, the incorporation of the Miesch Mfg. Co. in 1889, capitalization of shareholders from Philadelphia and elsewhere, allowed him to erect of a small, 60x200 handsome mill to "manufacture on an extensive scale all kinds of fine ribbons and silk goods that are used in the millinery trade [hats], making a specialty of manufacturing only the finest class of goods." This mill, located on Courtland Street in South Paterson was expanded prior to 1915. Around that time the John C. Welwood Corp purchased the Miesch Company and a new works was constructed on Totowa Avenue, ca. 1909. Historic records are unclear as to whether Welwood purchased the Miesch Company before or after its expansion to Totowa Avenue, but historic maps clearly label John C. Welwood as owner of the Totowa site by 1915.

The association with John C. Welwood Corp. is significant in that it represents a significant shift in the silk industry at the turn of the century to the proliferation of conglomerate businesses. These entities, like the J.C. Welwood Corp. based in New York City, had capitalist motivations of accumulating specifically smaller entities often built by nineteenth-century families or the previous generation of "trade expert" owners, so as to capture ever smaller market shares of the times due to extreme competition, technological change, and increased specialization. This and other complexities developed and contributed to the shrinking and eventual demise of the traditional silk industry in Paterson by mid century. As reported by Grace Hutchins in her book Labor and Silk (1929), a study about the Paterson Silk Strikes of 1925-26:

"The Miesch Manufacturing Company, owned by the John C. Welwood Company, has just been merged with the Buser Silk Company. The two merging concerns run eleven plants in New Jersey, New York and Pennsylvania, and have now become a \$3,000,000 corporation, the Miesch Manufacturing Company employing 2,000 workers. The best of the looms in the Buser mill have been moved to the Miesch plant and the old looms are discarded. The company states that all workers in the Buser factory have been taken into the Miesch mill."

Advertisements for the Miesch Co. in Paterson touted association with J.C. Welwood as "sole Selling Agents" and by the mid-1920s, the Welwood Co. as "largest silk ribbon manufacturer in the world." Miesch Mfg. Co. touted its Trade Marked brand of "Olive Branch Ribbons" and mills established in Paterson, Allentown, PA, Piermont, NY, and Hallstead, PA. All were "represented" by J.C. Welwood, who may have had an ownership interest through merger, or owned Miesch outright. This is also clarified by Hutchins in Labor and Silk (1929):

"The non-union ribbon mills of the Miesch Mfg. Company are owned now by the John C. Welwood Corporation. The company has recently grown by a merger described in a later section. Its capitalization was increased from an original \$100,000 to \$1,000,000 in 1920. John C. Welwood, president of the corporation, lives on upper Fifth Avenue, overlooking Central Park. He is the largest stockholder in his company. Assets of over \$3,000,000 of the concern are in ratio of about three to one of liabilities. It claims "the largest ribbon business in the world." Broad silk mills at Hawley, Honesdale, and White Mills, Pa., also help largely in building up the profits of the John C. Welwood Corporation."

It is unknown when the Welwood Corp. and the Miesch Co. left the silk ribbon business, but records demonstrate that the Totowa Avenue works was operational under the Miesch name until the mid-1930s. It is also documented in Silk and Labor that the Miesch mill workers were involved with the Paterson Silk Strike of 1925, and the appearance of Miesch and Welwood in this book demonstrated the eventual demise of the traditional American silk industry caused by the many complexities of capitalist markets and labor conflicts.

Statement of Significance:

The ca. 1890 Miesch Silk Manufacturing Company Courtland Street Works were integral in making silk manufacturing one of the primary industries of mid-19th- through early-20th-century Paterson. They are an excellent and intact example of a late 19th century silk mill complex in Paterson.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 8

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1318393871

Organization: Hunter Research, Inc.

Justification of Eligibility/Ineligibility:

The Miesch Silk Manufacturing Co. Courtland Street Works are recommended eligible under Criterion A for their association with the patterns of development of the silk industry in Paterson including their association with the working conditions and the Strike of 1925. They are recommended eligible under Criterion C as a significant intact example of a late-19th-century silk mill that was built as an integrated throwing and weaving shop that added a tenant mill.

Total Number of Attachments: 2

List of Element Names: Miesch Silk Manufacturing Company Mill
Tenant Mill at the Miesch Silk Manufacturing Co.

Narrative Boundary Description:

Date Form Completed: 9/26/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

(Primary Contact)

Property ID:

-1318393871

Page 9

Organization: Hunter Research, Inc.

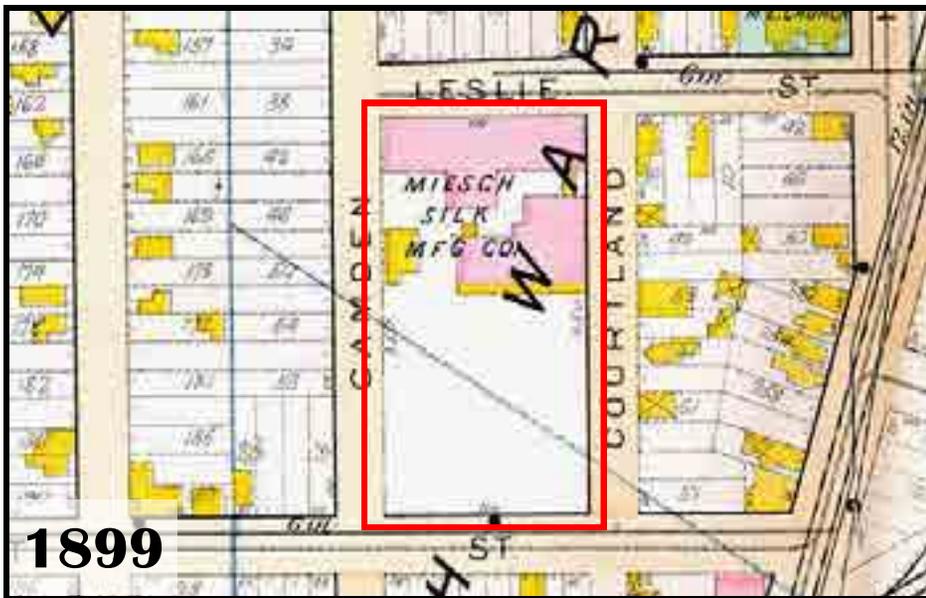
MIESCH SILK RIBBON MFG. CO. Courtland St. works
52 Courtland Street, Paterson, NJ B 5607 L 01
Site Development Maps 1877, 1884, 1899, 1915



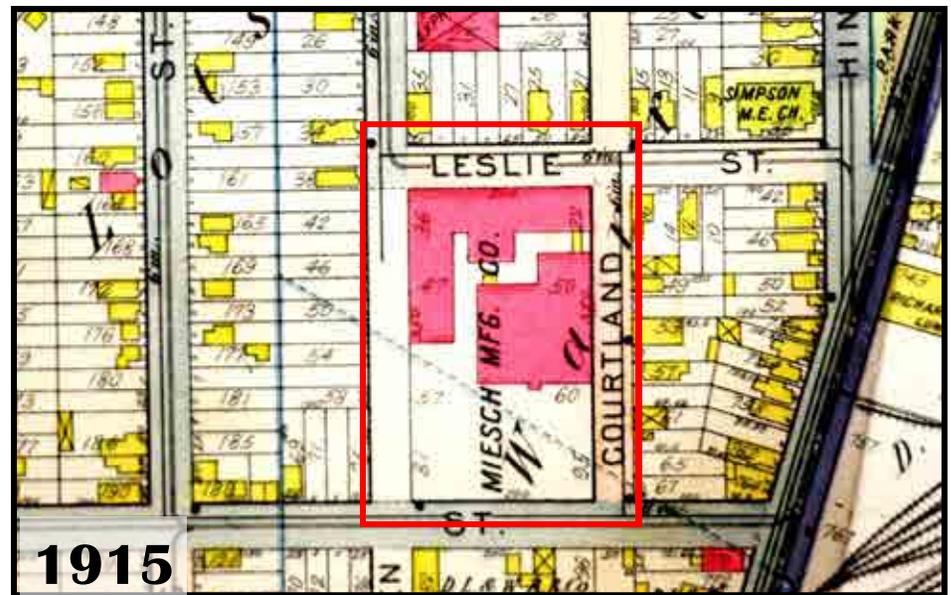
1877



1884

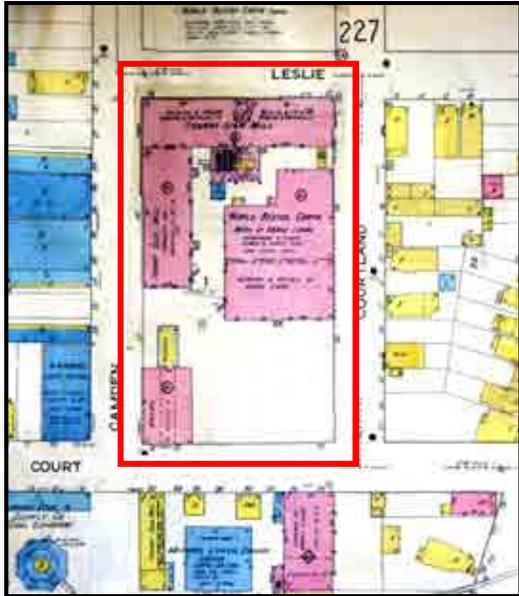


1899

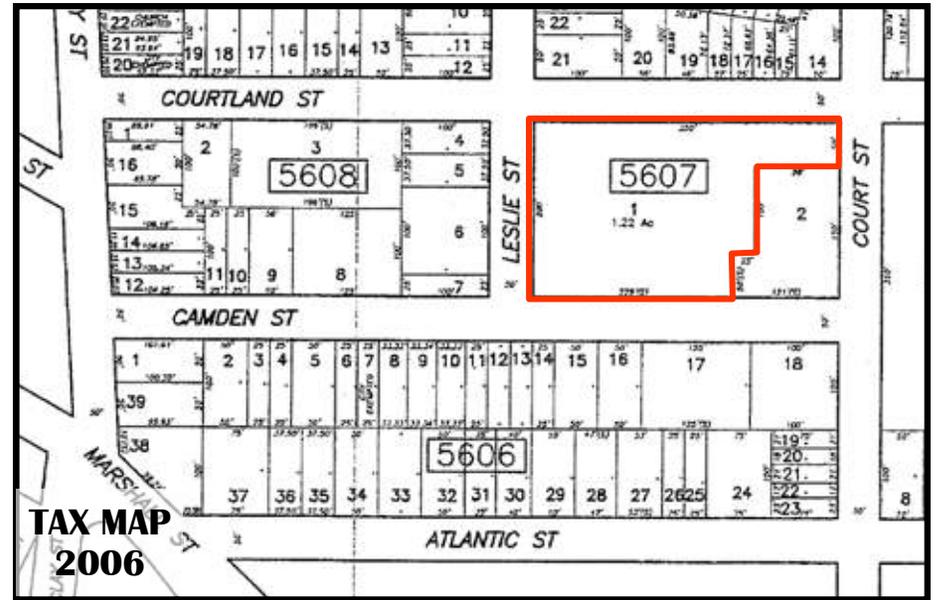


1915

MIESCH SILK RIBBON MFG. CO. Courtland St. works
52 Courtland Street, Paterson, NJ B 5607 L 01
Site Development Maps, 1931, 2006, 2010



1931



TAX MAP
2006



BING maps
2010 / west



BING maps
2010 / east

MIESCH SILK RIBBON MFG. CO. Courtland St. works
52 Courtland Street, Paterson, NJ B 5607 L 01
Photographs, historic / contemporary

MIESCH MFG. COMPANY
 MANUFACTURERS OF
OLIVE BRANCH RIBBONS

Mills:
 PATERSON ALLENTOWN PIERMONT HALLSTEAD
 N. J. Pa. N. Y. Pa.

Totowa Mill
 Leslie Street Mill

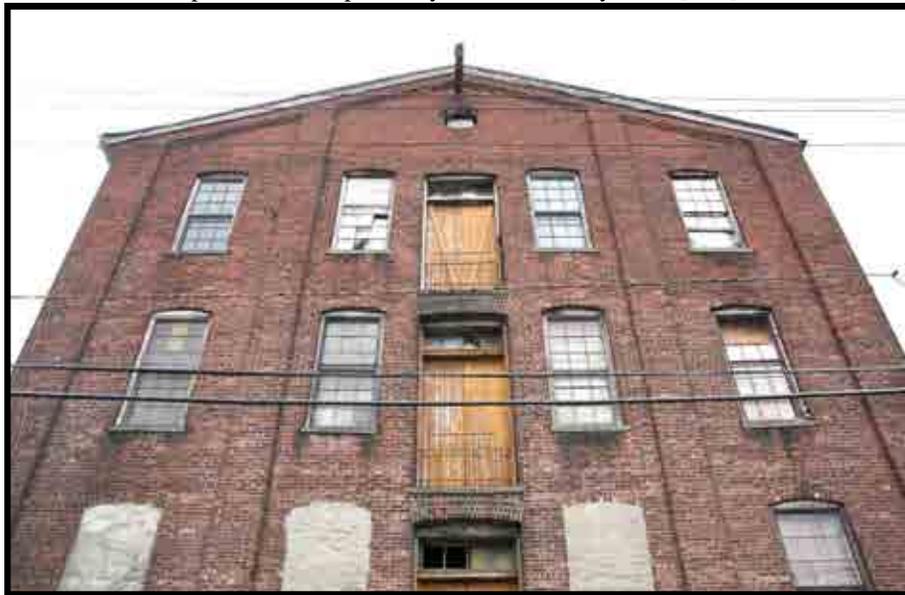
JOHN C. WELWOOD CORP. Sole Selling Agents 260-266 Fourth Ave., New York



MIESCH 1: Advertisements from 1924 trade journals for the Miesch Olive Branch trade name ribbon products used primarily in the millinery trade [hats].



MIESCH 2: oblique overview looking NW at corner of Courtland and Leslie St. The gable end of the original Miesch mill, c1890. Note brownstone first floor (painted red)



MIESCH 3: Detail of 1890 mill Courtland St. façade looking N. Note the number of intact double hung windows, central loading doors, central oculus window, stepped corbel detailing and pilaster articulation as character defining features.



MIESCH 4: oblique overview looking NW at corner of Courtland and Leslie St. The two-story brick building at left is part of the 1910 expansion, while others to the right were built later. The gable end of the 1890 mill is at right.

MIESCH SILK RIBBON MFG. CO. Courtland St. works
52 Courtland Street, Paterson, NJ B 5607 L 01
Photographs, historic / contemporary



MIESCH 5: detail of Leslie St. side, showing two by two fenestration, intact windows, and similar detailing as described in previous photos.



MIESCH 6: oblique overview looking SE of corner of Camden and Leslie Streets, showing the c1910 addition along Leslie street.



MIESCH 7: detail view looking SW, showing two by two fenestration, open ended eaves and general conditions of the Camden St. addition.



MIESCH 8: oblique overview looking SE, showing gable end and Camden St. side of the c1910 addition. The gable end of the original mill is visible at the far end of the street.

MIESCH SILK RIBBON MFG. CO. Courtland St. works
52 Courtland Street, Paterson, NJ B 5607 L 01
Photographs, historic / contemporary



MIESCH 9: Oblique view looking SW, showing non contributing concrete block shed on Lot 2, at corner of Camden and Court Streets. This and other structures along Court Street are not included in the boundary of the Miesch mill designation, and are on a separate tax parcel altogether.

PROPERTY REPORT

Property ID: -932617725

Property Name: Miesch Silk Co. Totowa Avenue Works **Ownership:** Private
Address: 468-480 Totowa AVE **Apartment #:** **ZIP:** 07522

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	801	9

Property Photo:



Old HSI Number: PAS1608-418 **NRIS Number:** **HABS/HAER Number:**

Description:

The Miesch Silk Co. Totowa Avenue Works is an industrial complex situated on 2 acres containing 3 primary structures dating to the first quarter of the 20th century plus infill. The primary building is a 4-story, L-shaped brick mill that spans 200 feet along Totowa Avenue. Behind this mill is 1-story, brick silk staging/boiler house and a 1-story, brick cloth cutting building. Over time, various auxiliary 20th-century structures have linked these three buildings. Of note is a cylindrical brick smokestack located between the mill and the boiler house.

Setting:

The Miesch Silk Co. Totowa Avenue Works fronts Totowa Avenue and is bounded by Kearney Street to the east and Jasper Street to the west. The lot to its rear (south) is being developed for town homes and divides the mill lot from the Passaic River. The setting is a mixed-use urban neighborhood, with the majority of lots north of Totowa Avenue occupied by 20th-century residences. The neighboring lots to the immediate east and west are industrial. The industrial lot opposite Jasper Street was initially developed ca. 1900 by the Mapele Silk Manufacturing Co., but was eventually absorbed into the Miesch Silk Co. Works. Because this lot was not originally developed under Miesch, it has been excluded from this survey. Two lots west of the mill site is a public school. The Passaic River and Paterson Great Falls National Historical Park are located less than 0.25 miles southwest of the mill site. Across the River to the southwest is the Great Falls/S.U.M. Historic District.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-932617725

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

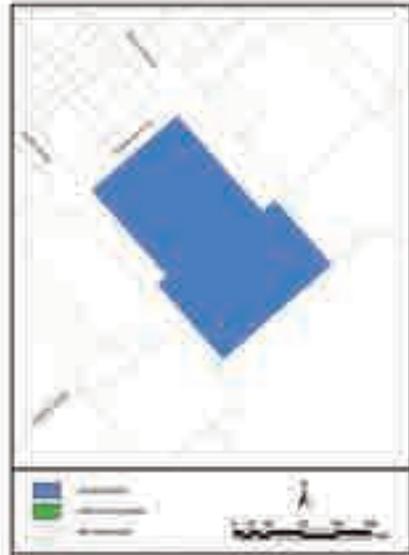
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Department of Community Development	City of Paterson Survey	1987	
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designations Staff Opinion of Eligibility	2012	
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of the City of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of the City of Paterson, New Jersey	1915	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 2

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-932617725

Organization: Hunter Research, Inc.

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 3 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and courtyard)

Conversion Problem? ConversionNote: 10

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-932617725

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 468-480 Totowa Avenue

Historic Name: Miesch Silk Co. Totowa Avenue Works Mill

Present Use: Industrial, light industrial

Historic Industry: Textiles

Construction Date: 1909 **Source:** Historic Maps

Construction Start Date: **Construction End Date:** Building ID: 1

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Modern Concrete

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 200 **Stories:** 4

Structural System: Heavy Timber Frame

Width: 200 **Bays:** 26

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
 (checked if applicable) dock rail siding other

Exterior Description:

The Miesch Silk Mill is an L-shaped, 4-story, 26-bay industrial building constructed ca. 1909. It has a cross-gabled roof sheathed in rolled asphalt. Each side of the L-shaped roof has a frame, 8-ft. raised monitor roof with covered sidelights. At the roofline is a bracketed wooden cornice. Projecting brick pilasters divide each bay. The upper three levels have replacement fixed, 28-light windows; some of these window panes have been replaced with fiberglass. The first story has original wooden 12/12 windows with a pivoting upper sash. All windows are set in arched openings with arched brick lintels and stone sills. Despite some replacements, a remarkable number of original windows remain, although some have been infilled, particularly those along the elevator shaft at the northwest corner of the building. Entrances located at the northwest building corner along Totowa Avenue are recessed and have fluted wooden surrounds. A concrete foundation accommodates for the rise in grade at the western end of the building along Totowa Avenue. At the east end, where the street grade is lower, are fixed wooden windows with 12 lights.

The courtyard side of the mill maintains more original fenestration than the street side of the building; however, approximately 8 bays along the south elevation have been stuccoed. A blind brick stair tower was added to the crook of the ell sometime between 1931 and 1950. Added to the south elevation of the Kearney Street ell is a 5-story brick tower, with metal multi-pane windows only at the fifth story level. A 1-story, shed roof passage connects the rear of the Kearney Street ell to the mid-century infill buildings at the rear of the lot.

Interior Description:

The building interior was not accessible at the time of this survey, but 1915 Sanborn maps indicate that the mill contained wood posts. Blocking, finishing, & shipping was conducted at the basement level. Winding, warping, and quilling were conducted at the first story, where the offices were also located. Weaving was carried out on the 2nd through 4th floors. At the rear of the Kearney Street ell was a 100,000 gallon underground reservoir. At the northeast corner of the mill on the Kearney Street side was a dumbwaiter shaft in galvanized iron.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1930	to	Window materials
Physical alteration	1940	to	Tower additions

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: -932617725 Page 4

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

Architect/Designer:

Date form completed: 9/25/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-932617725

Page 5

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 468-480 Totowa Avenue

Historic Name: Miesch Silk Co. Boiler House

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1909 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID: 3-4

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 80 **Stories:** 1

Structural System:

Width: 40 **Bays:** 4

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The Boiler House at the Miesch Silk Co. Totowa Avenue Works was constructed along with the Mill ca. 1909. It is a 1-story, 4-bay brick building with flat roof. The roof has a frame, 5 ft. raised monitor roof with sidelights. Rising from the north and south facades are stepped brick parapet walls. Projecting brick pilasters divide each bay and horizontal courses of stepped brick are at the top of each bay. The northernmost 2 bays are divided from the southern 4 bays by an interior brick wall that is stepped beyond the roofline, extending to divide the monitor roof. This is likely a reflection of the multiple uses of this building, namely silk staging in the northern section and housing of boilers in the southern section. Windows on the 4-bay north façade are wooden 12/12 with pivoting upper sashes. They are set in arched openings with arched brick lintels and stone sills. In the narrow exterior space between the Boiler House and the Mill is a cylindrical brick smokestack. The south and west elevations of the Boiler House are connected to the other ancillary buildings of the complex via mid-20th-century brick infill structures.

Interior Description:

The interior of the Boiler House was not accessible at the time of this survey. Sanborn maps dating 1915-1950, however, indicated that the building has a concrete floor.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1960	to	Infill buildings

Architect/Designer:

Date form completed: 9/25/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 6

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-932617725

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 468-480 Totowa Avenue

Historic Name: Miesch Silk Co. Cloth Cutting Building

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1915 **Source:** Historic Images, Historic Maps

Construction Start Date: 1909 **Construction End Date:** 1920 Building ID: 7

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 90 **Stories:** 1

Structural System:

Width: 70 **Bays:** 4

Roof System: Wood Trusses

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The Cloth Cutting Building at the Miesch Silk Co. Totowa Avenue Works is primarily a 1-story, 4 bay brick building with a front-gabled roof, but overtime it has grown to encompass several other buildings within the Miesch complex. The original Cloth Cutting Building, constructed ca. 1920, has a gabled roof sheathed in rolled asphalt. At the roofline is a bracketed wooden cornice. The north and south facades have brick parapet wall with stepped brick details. The south façade is blind, except for a shuttered garage bay that is not original to the building. Bays are divided by projecting brick pilasters. Windows on the west elevation are span the width of each bay and are divided into 9, multi-light parts. Eventually, the Cloth Cutting Building would expand north so that by 1950 it connected with the earlier (ca. 1909) Printing Shop. By the time this connection occurred, the printing shop, a 1-story brick building with a frame 5-ft. raised monitor roof, was repurposed as a carpentry shop. During the latter half of the 20th century, further infill expanded the Cloth Cutting Building west to connect with the ca. 1920 1-story, brick carpentry shop. Today the Cloth Cutting Shop is a conglomeration of early 20th century ancillary buildings connected by mid-to-late 20th century, 1-story infill structures.

Interior Description:

The interior of this building was not accessible at the time of this survey. Sanborn maps dating to 1950 indicate the building has a cement floor and wood trusses.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1940	to	Building connections
Physical alteration	1960	to	Building connections

Architect/Designer:

Date form completed: 9/25/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 7

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-932617725

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -932617725

History:

While only ephemeral evidence was available under the scope of this research, the Miesch Mfg. Co. may be associated with Kaspar Miesch, a surname of likely Austrian or Bavarian origin. Miesch started ca. 1886 as a tenant in the Dale Silk Mill on Railroad Ave. Later, the incorporation of the Miesch Mfg. Co. in 1889, capitalization of shareholders from Philadelphia and elsewhere, allowed him to erect of a small, 60x200 handsome mill to "manufacture on an extensive scale all kinds of fine ribbons and silk goods that are used in the millinery trade [hats], making a specialty of manufacturing only the finest class of goods." This mill, located on Courtland Street in South Paterson was expanded prior to 1915. Around that time the John C. Welwood Corp purchased the Miesch Company and a new works was constructed on Totowa Avenue, ca. 1909. Historic records are unclear as to whether Welwood purchased the Miesch Company before or after its expansion to Totowa Avenue, but historic maps clearly label John C. Welwood as owner of the Totowa site by 1915.

The association with John C. Welwood Corp. is significant in that it represents a significant shift in the silk industry at the turn of the century to the proliferation of conglomerate businesses. These entities, like the J.C. Welwood Corp. based in New York City, had capitalist motivations of accumulating specifically smaller entities often built by nineteenth-century families or the previous generation of "trade expert" owners, so as to capture ever smaller market shares of the times due to extreme competition, technological change, and increased specialization. This and other complexities developed and contributed to the shrinking and eventual demise of the traditional silk industry in Paterson by mid century. As reported by Grace Hutchins in her book *Labor and Silk* (1929), a study about the Paterson Silk Strikes of 1925-26:

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It is unknown when the Welwood Corp. and the Miesch Co. left the silk ribbon business, but records demonstrate that the Totowa Avenue works was operational under the Miesch name until the mid-1930s. It is also documented in *Silk and Labor* that the Miesch mill workers were involved with the Paterson Silk Strike of 1925, and the appearance of Miesch and Welwood in this book demonstrated the eventual demise of the traditional American silk industry caused by the many complexities of capitalist markets and labor conflicts.

Statement of Significance:

Operations at the Miesch Silk Co. Totowa Avenue demonstrated a counter-trend away from single-site, family-based silk weaving businesses toward conglomerate operations. This decentralization of business, along with technological advances, altered work expectations and conditions within silk mills, contributing to the strike of 1925.

Architecturally, the Miesch Silk Co. Totowa Avenue Works follows the typical linear form of turn of the century textile mills, allowing for the use of line shafts to distribute on-site generated power to mill machinery. It has excellent integrity of design and materials.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D
Level of Significance: Local State National

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 8

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-932617725

Organization: Hunter Research, Inc.

Justification of Eligibility/Ineligibility:

The Miesch Silk Co. Totowa Avenue Works are recommended eligible under Criterion A for their operation as a conglomerate mill and their association with the Paterson Silk Strike of 1925. They are also recommended eligible under Criterion C as the mill embodies the distinctive characteristics of textile mill architecture with an emphasis on functionality and efficiency.

Total Number of Attachments: 3

List of Element Names: Miesch Silk Co. Totowa Avenue Works Mill
Miesch Silk Co. Boiler House
Miesch Silk Co. Cloth Cutting Building

Narrative Boundary Description:

Date Form Completed: 9/25/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

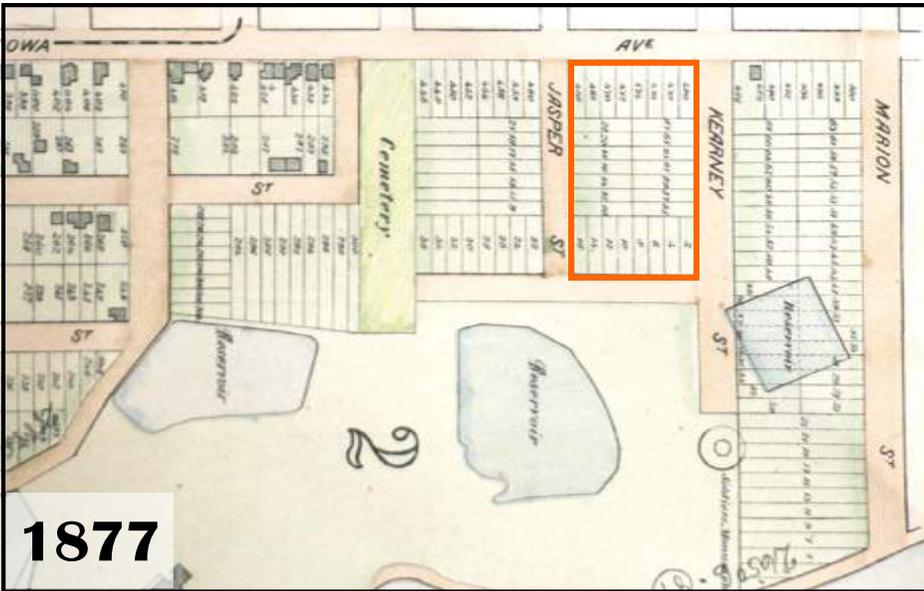
Property ID:

-932617725

Page 9

(Primary Contact)

**MIESCH SILK RIBBON MFG. CO. Totowa Ave.
 468 Totowa Ave, Paterson, NJ B 801 L 09
 Site Development Maps 1877, 1884, 1899, 1915**



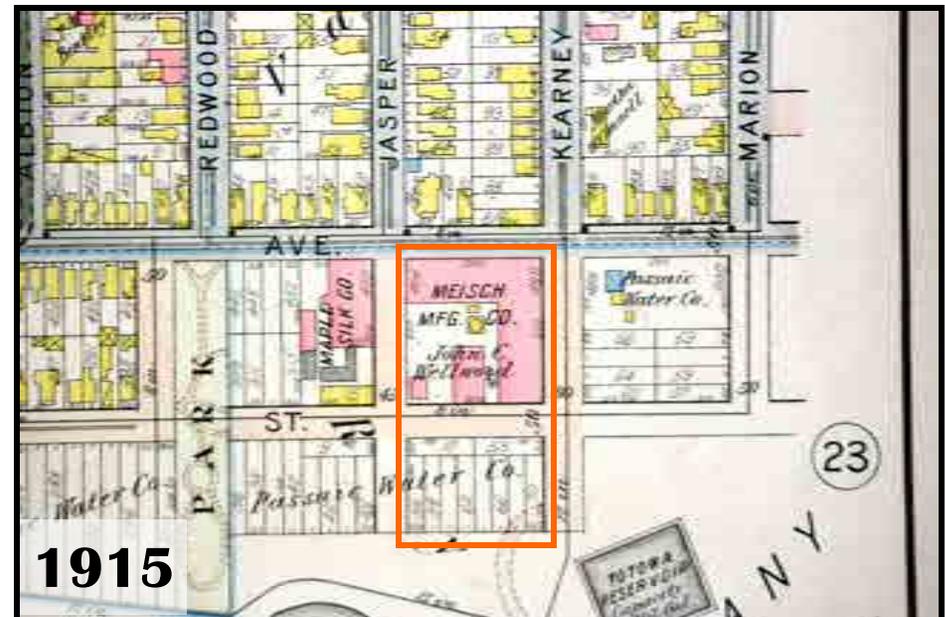
1877



1884

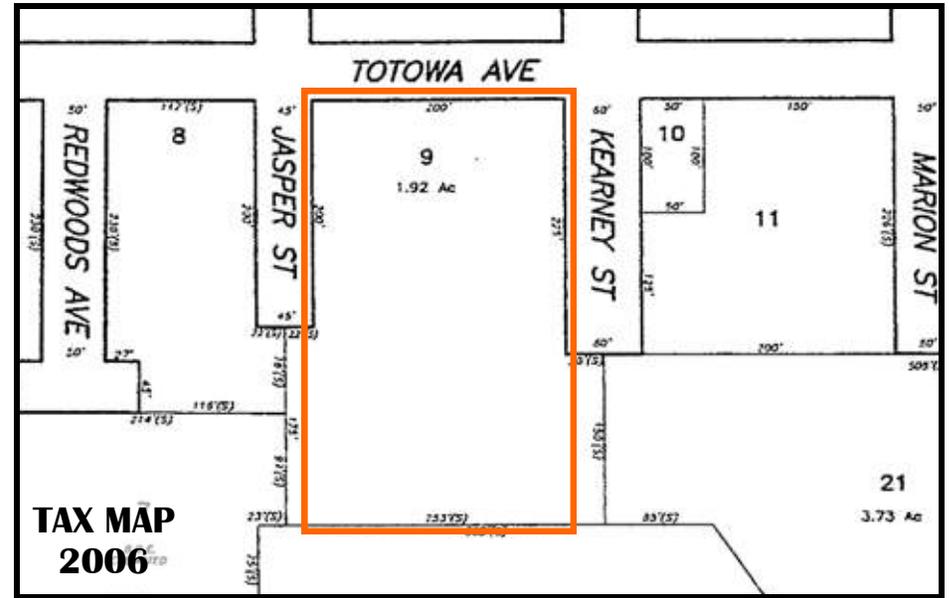
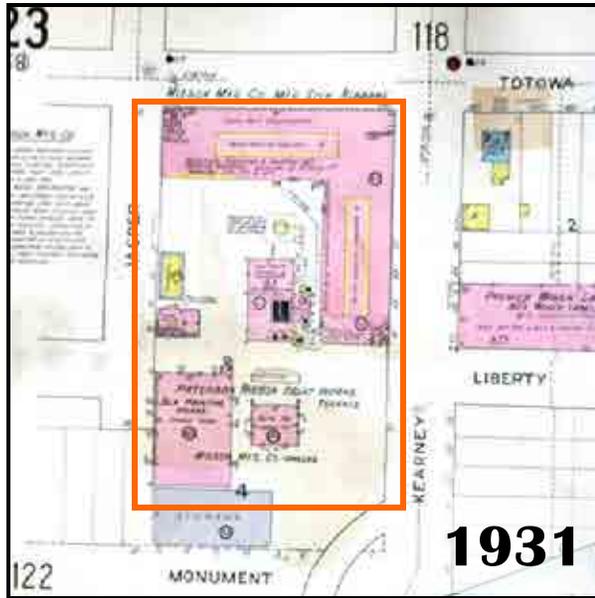


1899



1915

MIESCH SILK RIBBON MFG. CO. Totowa Ave.
468 Totowa Ave, Paterson, NJ B 801 L 09
Site Development Maps, 1931, 2006, 2010



MIESCH SILK RIBBON MFG. CO. Totowa Ave.
468 Totowa Ave, Paterson, NJ B 801 L 09
Photographs, historic / contemporary



c. 1920

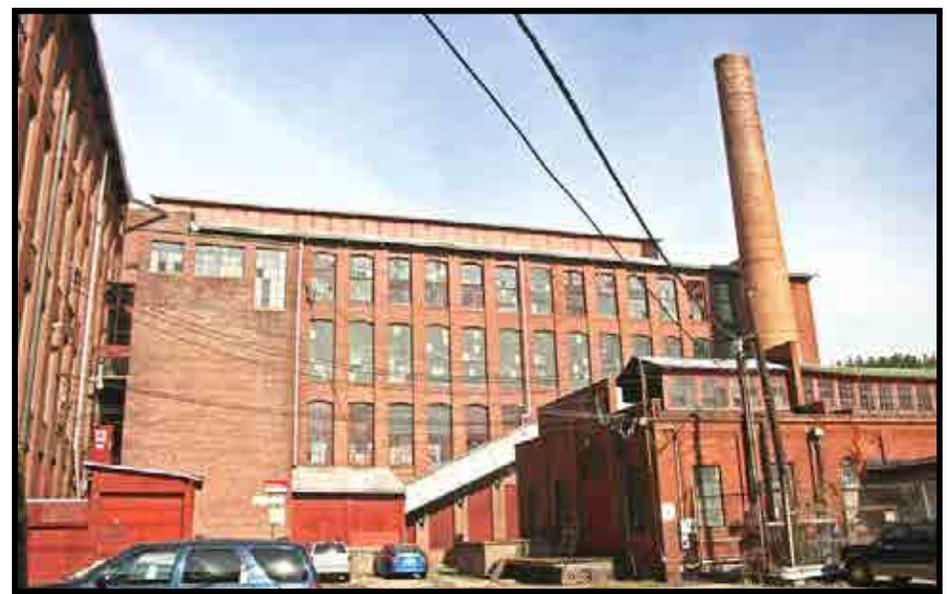
MIESCH 1: c.1920 looking N at rear of complex. Note clerestories along ridgeline of both wings, smokestack, Boiler house at center, and silk printing shop at left.



MIESCH 2: a similar view to no. 1, looking N at rear of complex.



MIESCH 3: Silk Printing shop, oblique view looking NW showing S façade. Note intact cornice detail, and later addition of rolling door entrance and side wing infill.



MIESCH 4: Administration Building, looking W, showing E side. Note 1920s addition at rear.

MIESCH SILK RIBBON MFG. CO. Totowa Ave.
468 Totowa Ave, Paterson, NJ B 801 L 09
Photographs, historic / contemporary



MIESCH 5: oblique view looking SW from Kearny St. showing Totowa Ave. façade.



MIESCH 6: oblique view looking NW, showing Kearny St. façade.



MIESCH 7: detail view looking S, showing Totowa Ave. façade.



MIESCH 8: looking SE, showing intact Boiler House and smoke stack at center of complex.

PROPERTY REPORT

Property ID: 1395062447

Property Name: Morrison Machine **Ownership:** Private
Address: 200 Van Houten ST **Apartment #:** **ZIP:** 07505

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	4310	5

Property Photo:



Old HSI Number: PAS1608-440 **NRIS Number:** **HABS/HAER Number:**

Description:

The Morrison Machine Company mill is a 4-story, 3-bay, rectangular plan building with façade articulated by multi-pane windows of various shapes and sizes, accented with brownstone sills and lintels. It is located adjacent the Erie Railroad corridor in downtown Paterson.

Setting:

The Morrison Machine Company is located on Van Houten Street in downtown Paterson. It is adjacent on its east side to the elevated tracks of the Erie Railroad corridor. The building is surrounded on its other sides by surface parking lots. The setting is dominated by a mix of early 20th century to modern industrial, commercial and civic buildings including the modern Passaic County Community College complex one block to the west.

Registration and Status Dates:	National Historic Landmark?: <input type="checkbox"/>	SHPO Opinion:
	National Register:	Local Designation:
	New Jersey Register:	Other Designation:
	Determination of Eligibility:	Other Designation Date:
	Certification of Eligibility:	

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 1

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1395062447

Organization: Hunter Research, Inc.

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Shriner, Charles A	Paterson and Its Environs (Vol. II)	1920	
American Silk Journal	"Morrison Machine Co." (October)	1924	
Silk	"Morrison Machine Co." (March)	1927	
Department of Community Development	City of Paterson Survey	1987	
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1950	

Additional Information:

Current B/L is 4310/5; Parcel Address is 204-206 Van Houten

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1395062447

Page 2

(Primary Contact)

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 1 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential for industrial archaeology (interior)

Conversion Problem? ConversionNote: 30

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1395062447

(Primary Contact)

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INDUSTRIAL BUILDING ATTACHMENT

Common Name: 200 Van Houten Street

Historic Name: Morrison Machine Company Mill

Present Use: Industrial, light industrial

Historic Industry: Machine Manufacture (All types)

ConstructionDate: 1910 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 140 **Stories:** 4

Structural System:

Width: 40 **Bays:** 3

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The 4-story, 3-bay, shallow gable roofed mill, built ca. 1910, has a 40 x 140 ft. rectangular plan with its façade facing north on Van Houten Street. The brick façade has a stepped gabled parapet, gable apex oculus, and is articulated by multi-pane windows and accented with brownstone sills and lintels. The wide central bay is a dominant feature with arched windows at the 3rd story, double paired windows at the 2nd story, and a loading bay with rolling metal door at the 1st story. The outer bays are narrower in width and composed with paired 6/6 double hung sash at the 3rd story and single 6/6 double-hung sash at the 2nd story. There are five 6/12 double-hung sash windows on the 4th floor. The pattern of windows is used to good effect to create a handsome façade. The long side elevations are articulated by brick pilasters between segmentally arched windows with 12/12 double-hung sash and fixed transoms. The company name "Morrison Machine Co." is painted on the upper left corner of the west elevation.

Interior Description:

The interior was not available for inspection. According to 1915 Sanborn maps, a boiler and electric generating plant with two 25 h.p engines was located on the first floor at the building's south (rear) end.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to	Window materials

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1395062447

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 1395062447

History:

The building now known as the Morrison Machine Company mill was originally built ca. 1910 as a tenant mill known as the Rodgers Mill. The 1915 Mueller map indicates that the building was owned by A.F. Holden and that it was built on a lot previously occupied by the frame house of John H. Zabriskie. The mill had an advantageous location adjacent to the Erie Railroad and was originally served by a spur that came in under an overhang along the east elevation of the first floor. According to the 1915 Sanborn map, Morrison Machine initially only occupied the first floor, probably taking advantage of the rail spur for the deliver and shipping of heavy machinery components. Occupants of the other floors in 1915 were the Guthrie Silk Company (2nd floor), the David D. Rodgers Co. Silk Mill Supplies (3rd floor), the Pioneer Overall Company (3rd floor), and the Irving Silk Co. (4th floor). Morrison appears to have gradually taken over the building; by 1931 Morrison occupied the 1st and 2nd floors, and broad silk weaving was taking place on the 3rd and 4th floors.

The Morrison Machine Company was incorporated by James L. Morrison and Joseph Radink in 1907, with the original works were located at 52 Fulton Street in the former Cooke Locomotive factory. In 1908, Radink left the partnership, and James L. Morrison took over. Morrison relocated to the Rodgers Mill in 1914. Morrison made a specialty of silk dyeing and finishing machinery and held or was assigned several patents from the mid-1910s to 1920s. Morrison machines were frequently advertised in silk trade journals. In 1916, Clifford H. Ramsey joined the company as president, taking over for Morrison. Ramsey was the son of Charles D. Ramsey, a Paterson banker, who died prematurely in 1902. Following the death of this father, Ramsey apprenticed as a machinist at John Royle & Sons, Paterson's pre-eminent textile machine maker, quickly rising through the ranks to become head draftsman. Showing a high degree of aptitude for management, Royle named Ramsey superintendent of the works in 1910 at the age of 29. After four years Ramsey left Royle to take a position at Morrison Machine becoming president two years later. Ramsey patented two machines, an oval reel dyeing machine and a hydro extractor that became standard issue in the piece dyeing shops of Paterson. In 1920, Morrison was employing 60 workers. An Internet search indicates Morrison Machine was in business as late as 1977.

Statement of Significance:

The Morrison Machine Company was a significant builder of textile dyeing machinery supporting the development of one of Paterson's most important industrial sectors in the early decades of the 20th century. Its history illustrates the significant pool of skill labor that existed in Paterson carrying on the tradition of specialty machine building that began in the first half of the 19th century with textile machines and locomotives. The mill is a significant example of early 20th century mill architecture with higher than average attention to architectural detail to create a handsome and unusual façade that relies on vertically asymmetrical window patterns for aesthetic effect.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Morrison Machine Company building is recommended eligible under Criterion C as one of Paterson's finer examples of early 20th century industrial architecture, achieving an unusual aesthetic of the basic mill form through patterns of narrow, semi-circular and rectangular windows. It is recommended eligible under Criterion A for its association with Paterson's significant machine works industry. Morrison was an important builder of silk and textile dyeing machines.

Total Number of Attachments: 1

List of Element Names: Morrison Machine Company Mill

Narrative Boundary Description:

The property boundary is tax block 4310, lot 5 as shown on the 2006 Paterson tax map accompanying this form.

Date Form Completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1395062447

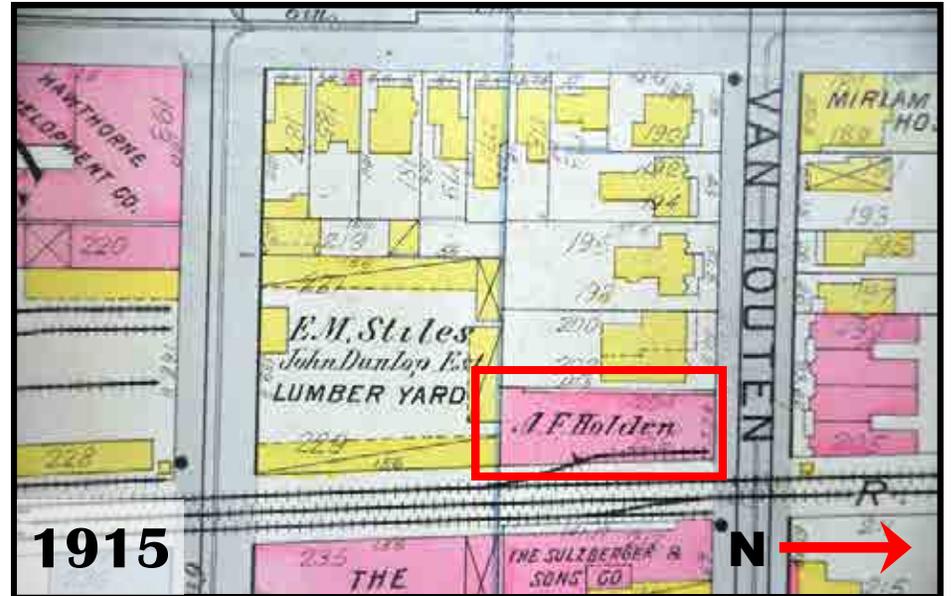
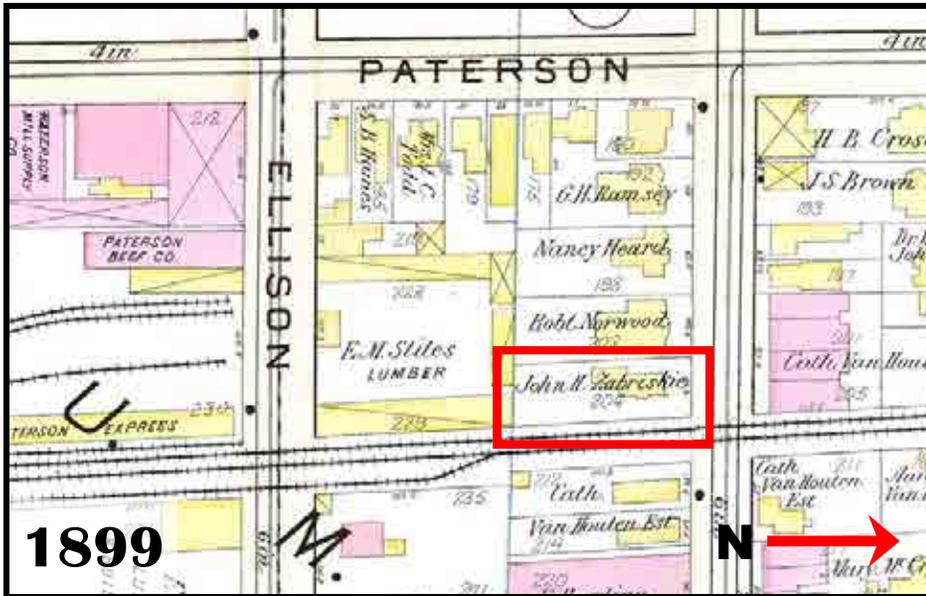
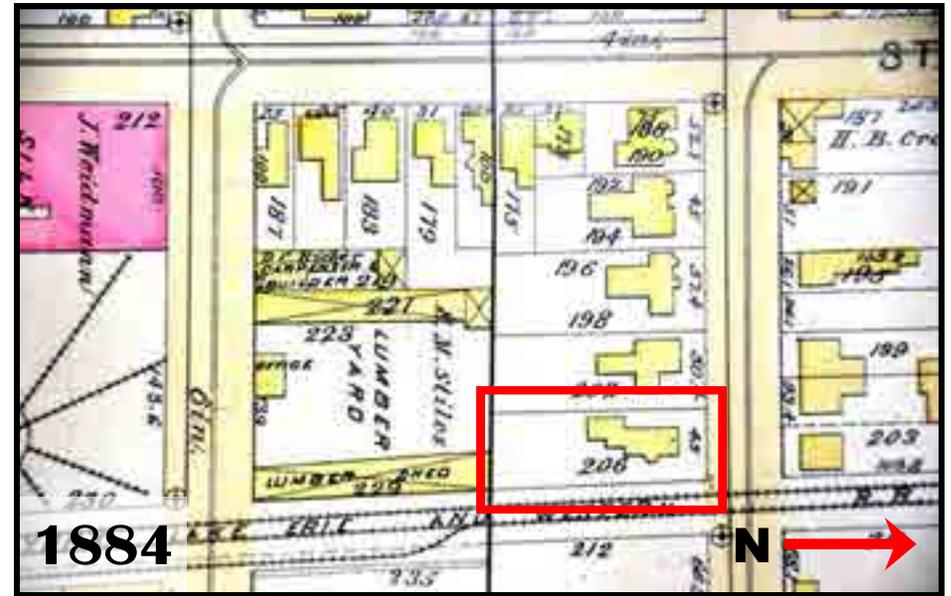
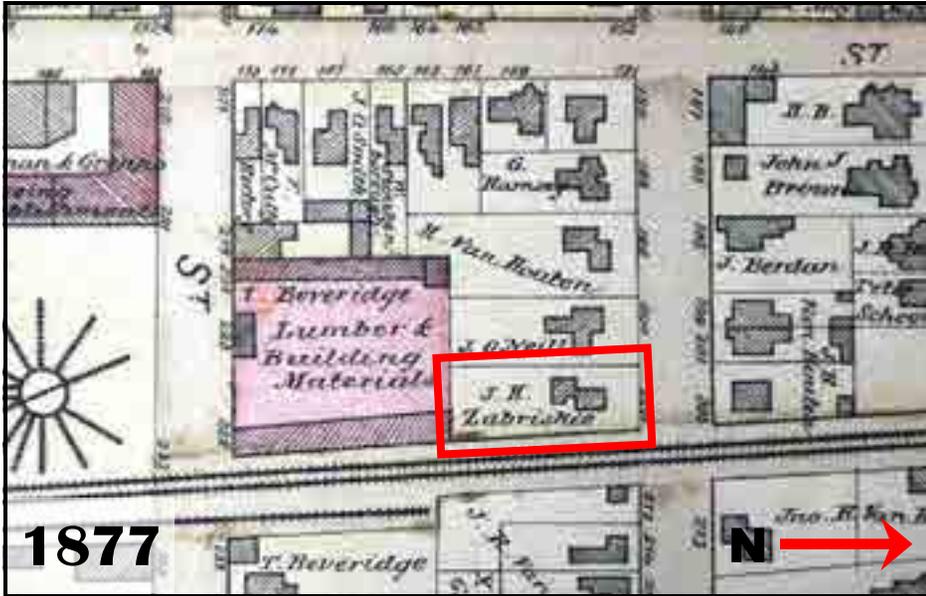
Page 5

(Primary Contact)

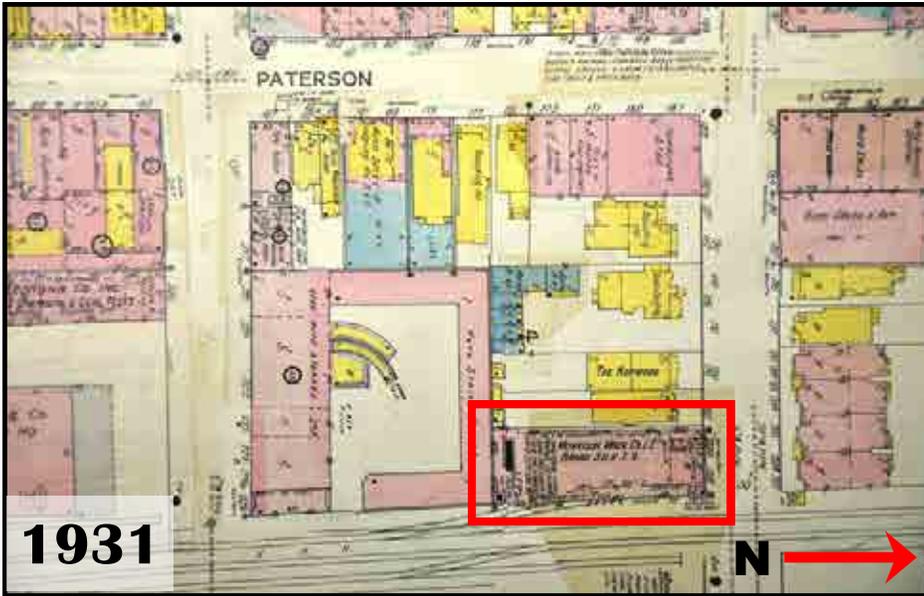
MORRISON MACHINE CO.

206 Van Houten St., Paterson, NJ B 4310 L 05

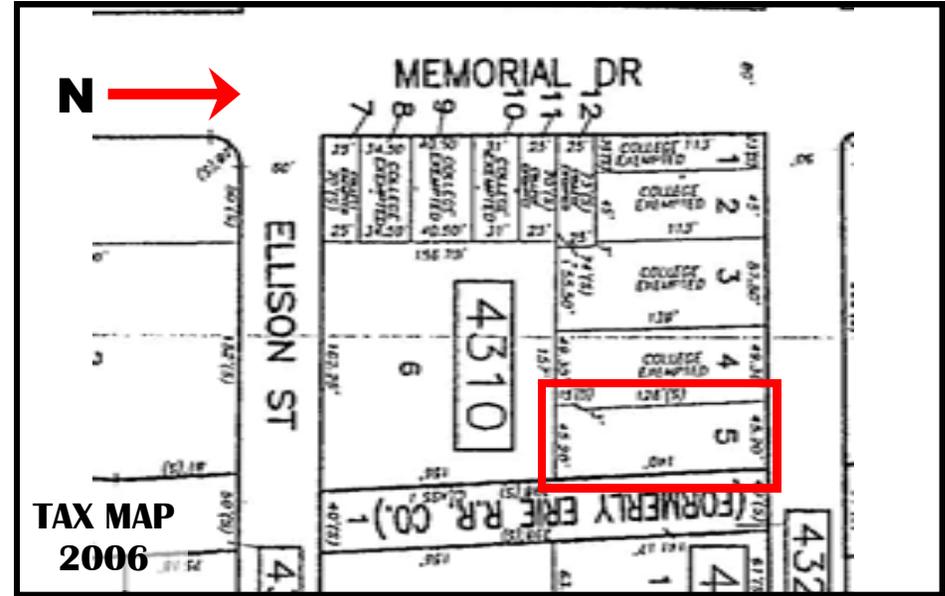
Site Development Maps 1877, 1884, 1899, 1915



MORRISON MACHINE CO.
206 Van Houten St., Paterson, NJ B 4310 L 05
Site Development Maps, 1931, 2006, 2010



1931



TAX MAP
2006



BING maps
2010 / west



BING maps
2010 / east

MORRISON MACHINE CO.
206 Van Houten St., Paterson, NJ B 4310 L 05
Photographs, historic / contemporary



MORRISON 1: Overview of west elevation, looking east from adjacent parking lot.



MORRISON 2: oblique overview of west and south elevations, looking northeast from adjacent parking lot.



MORRISON 3: overview of the visible portion of the east elevation from the ground level, looking over the buildings and rail trestle from this point of view.



MORRISON 4: detail of east and north elevations, looking west from adjacent parking lot. Note the rail trestle in foreground.

MORRISON MACHINE CO.

206 Van Houten St., Paterson, NJ B 4310 L 05

Photographs, historic / contemporary



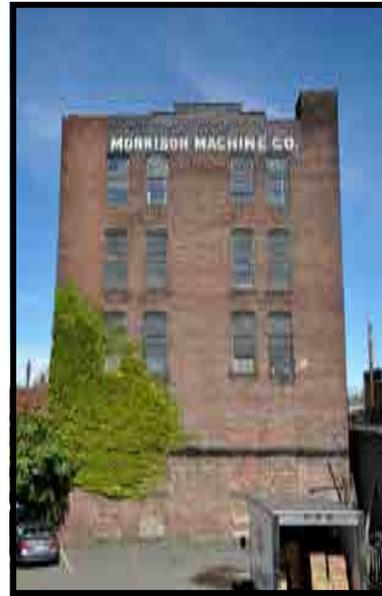
MORRISON 5: detail view of north elevation, looking south from adjacent parking lot. The architectural design of this façade is unique in Paterson.



MORRISON 6: overview of north elevation, looking south from adjacent parking lot across Van Houten St.



MORRISON 7: detail view of south elevation, looking north from adjacent parking lot.



MORRISON 8: overview of south elevation, looking north from adjacent parking lot.

PROPERTY REPORT

Property ID: **-1263381396**

Property Name: National Silk Dyeing Company East Main Street Works
Address: 6-34 Piercy ST
Apartment #:
Ownership: Private
ZIP: 07522
Nearest cross street: Presidential Boulevard
Second cross street:
Distance to property: 0 ft **Compass Direction:** 180 degrees

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson	Paterson		115	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The National Silk Dyeing Company East Main Street Works is a complex of industrial buildings dating from circa 1910-1925 occupying the city block bounded by East Main Street, Presidential Boulevard, Piercy Street, Haledon Avenue and Holsman Street. Historically, it also included the circa 1895 Gaede Silk Dyeing works, which is located to the east on East Main Street and was absorbed into National in 1908. The Gaede Silk Dyeing works is covered on a separate form.

As currently composed, the National Silk Dyeing Company complex can be characterized as consisting of three interconnected industrial building types, arranged south to north facing Piercy Street. The southernmost building at the Presidential Boulevard and Piercy Street intersection is a 1.5-story, gabled brick steam plant with yellow-brick smokestack, built circa 1910. At the center of the Piercy Street block are 1-story brick buildings with clipped gable ends and monitor roofs, built circa 1910, that historically housed the works' weighting department where tin bichloride and other chemicals were added to the silk to give it body and "weight." At the north Holsman Street end of the complex is a 4-story, 5-bay, square plan, reinforced-concrete frame building, built circa 1925, that historically housed National's

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 1

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1263381396

Organization: Hunter Research, Inc.

finishing department with a state-of-the-art chemistry lab on the upper floor. In addition to the above, there are various mid-20th-century in-fills and a late-20th-century concrete-block warehouse located on the east side of the property.

Setting:

The dye works is located in a mixed-use industrial/commercial/residential setting on the north side of the Passaic River, which is located approximately 75 ft. south of the steam plant on the opposite side of Presidential Boulevard.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A. H.	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Heusser, Albert H.	History of the Silk Dyeing Industry in the United States	1927	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 2

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1263381396

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 3 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior)

Conversion Problem? ConversionNote: 23

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-1263381396

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 6-34 Piercy Street

Historic Name: Steam Plant of the National Silk Dyeing Co. East Main Street Works

Present Use:

Historic Industry: Textiles

ConstructionDate: 1910 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Fair

Foundation Materials: Brick, Common Bond

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Length: 40 **Stories:** 1.5

Structural System:

Width: 70 **Bays:** 1

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The steam plant is a 1.5 story, gabled, brick building with corbelled brick cornice. It has had all original fenestration and doorways in-filled with brick or concrete block; some segmental arch lintels are evident in the brickwork. There appears to have been a large doorway on the south elevation at the east end of the building. Today, the only visible entrance is a single, metal door on the south elevation. A small 1-story brick addition is located off the east end of the building adjacent to the 100-ft. tall, circular plan, yellow-brick smokestack. The smokestack has an octagonal plan, red-brick foundation with a corbelled cap that matches the cornice of the steam plant.

Interior Description:

The interior was not available for inspection. According to the 1931 Sanborn map, the steam plant had five boilers and an air compressor.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1950	to	In-fill of windows and doors

Architect/Designer:

Type:	Name:	Person/Firm Description:
<hr/>		

Date form completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1263381396

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 6-34 Piercy Street

Historic Name: Weighting Department of the National Silk Dyeing Company East Main Street Works

Present Use:

Historic Industry: Textiles

ConstructionDate: 1910 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Brick, Common Bond

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 225 **Stories:** 1

Structural System:

Width: 100 **Bays:** 28

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The weighting department is a 1-story, 28-bay, brick building with four gable ends facing Piercy Street. The three southernmost gables having clipped ends and monitor roofs. All original windows with segmental arch lintels have been in-filled with brick. Modern overhead metal garage doors have been added in three locations.

Interior Description:

The interior was not available for inspection.

Alteration Dates:

Alteration(s): Physical alteration **Circa Date:** 1950 **Date Range:** to **Source:** Doors and windows replaced and/or in-filled

Architect/Designer:

Type: **Name:** **Person/Firm Description:**

Date form completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1263381396

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 6-34 Piecy Street

Historic Name: Laboratory and Finishing Department of the National Silk Dyeing Company East Mai

Present Use:

Historic Industry: Textiles

ConstructionDate: 1925 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Poor

Foundation Materials: Modern Concrete

Remaining Historic Fabric: Low

Roof Finish Materials:

Length: 100 **Stories:** 4

Structural System: Reinforced-Concrete Frame

Width: 100 **Bays:** 5

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The lab and finishing department is a 4-story, 5-bay, 100 ft. x 100 ft. square plan industrial building with exposed reinforced-concrete frame and brick curtain walls. Nearly all original steel-sash windows have been in-filled with concrete block save for a few locations at the southwest corner. The building, an example of a "daylight-factory," has had all original doors removed. Modern metal doors and garage doors have been placed at several locations.

Interior Description:

The interior was not available for inspection.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1960	to	In-fill and replacement of windows and doors.

Architect/Designer:

Date form completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1263381396

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -1263381396

History:

The National Silk Dyeing Company's East Main Street Works was built in the years immediately after the formation of the merger that led to the incorporation of the company in 1908. National was formed under the leadership of Charles I. Auger, a leader of the silk dye industry in Paterson and partner in the Auger & Simon Silk Dyeing Company at 5th and Branch Streets. Auger, and several other owners, had resisted the attempt a few years earlier by financiers to purchase a number of Paterson dye works and form a conglomeration that would reduce competition and owner-operator independence. Wishing to sustain these dye works under the control of men who were trained dyers and had built up their businesses over the past several decades, Auger provided the leadership under which were merged his company as well as four other Paterson companies (Emil Geering Silk Dyeing Co., Knipscher & Maas Silk Dyeing Company, Kearns Brothers, and Gaede Silky Dyeing Co.) and a fifth company from Allentown, Pa. (Lotte Brothers). National Silk Dyeing immediately became one of the large silk dyeing conglomerates in the nation, perhaps only second in size to the Weidmann Silk Dyeing Company of Paterson, which that same year had been sold to an international conglomerate owned by Gillet et fils of Lyons, France.

National Silk Dyeing did not close down or merge the operations of its plants, but continued to operate them as semi-independent works each with their own plant management sharing a common corporate structure with its headquarters office at 5 Colt Street in downtown Paterson. The Paterson plants affiliated with National Silk Dyeing appear to have been developed over time to carry out various specializations, so as not to directly compete with another, and to give the company flexibility to adapt its operations to market conditions.

The East Main Street Works, which evolved from the Gaede Silk Dyeing Company, was more than doubled in size between 1908 and 1915. The new construction took place on the west side of East Main Street opposite the original plant, which was located on a triangular-shaped lot adjacent to the Passaic River. The plant expansion included a steam plant with air compressors and the construction of a weighting department. Work at this plant was largely devoted to the dyeing, finishing and printing of ribbons. After about 1925, the East Main Street Works also housed the National Silk Dyeing Company's main lab in a new reinforced-concrete frame building at the southeast corner of Holsman and Piercy Streets. This lab was the central research and experimental laboratory under the direction of Dr. Paul Massini, a Swiss-trained chemist. The main lab was located on the 4th floor of the building with finishing operations located on the lower floors.

The National Silk Dyeing Company became financially distressed during the Great Depression and much of its property was broken up and sold. The section of the East Main Street Works on the west side of East Main Street eventually came into the hands of owner Charles B. Johnson, who in 1950 was leasing the works to Hendor Mills Inc., a company specializing in the dyeing of rayon, representing the transition of the works into the handling of synthetics.

Statement of Significance:

The National Silk Dyeing Company's East Main Street Works is significant for its association with the development of one of the dominant company's in Paterson's silk dyeing industry in the early part of the 20th century. The complex, consisting of a steam plant, weighting department, finishing department, and laboratory, were considered state of the art when opened between circa 1908 and 1925. These buildings are representative of a variety of industrial architectural subtypes associated with silk dyeing, and in combination with the adjacent Gaede Silk Dyeing works from which this complex expanded, are important examples of a complete silk dyeing works of the period. Integrity of the buildings has been diminished, particularly through changes to fenestration, but integrity of plant design and layout, as well as setting, feeling and association remain sufficiently intact to convey the original character-defining features of the dye works.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The National Silk Dyeing Company's East Main Street Works is recommended eligible under Criterion C as an important representative example of an early 20th century dye works with good surviving examples of a steam plant, weighting department, finishing department and laboratory. It is recommended eligible under Criterion A for its association with the events that led to the establishment and growth of the National Silk Dyeing Company as one of Paterson's leading silk dyeing and finishing firms.

Total Number of Attachments: 3

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 7

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1263381396

Organization: Hunter Research, Inc.

List of Element Names: Steam Plant
Weighting Department
Laboratory and Finishing Department

Narrative Boundary Description:

The property boundary is tax block 115, lot 1 shown on the 2006 Paterson tax map accompanying this report.

Date Form Completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

(Primary Contact)

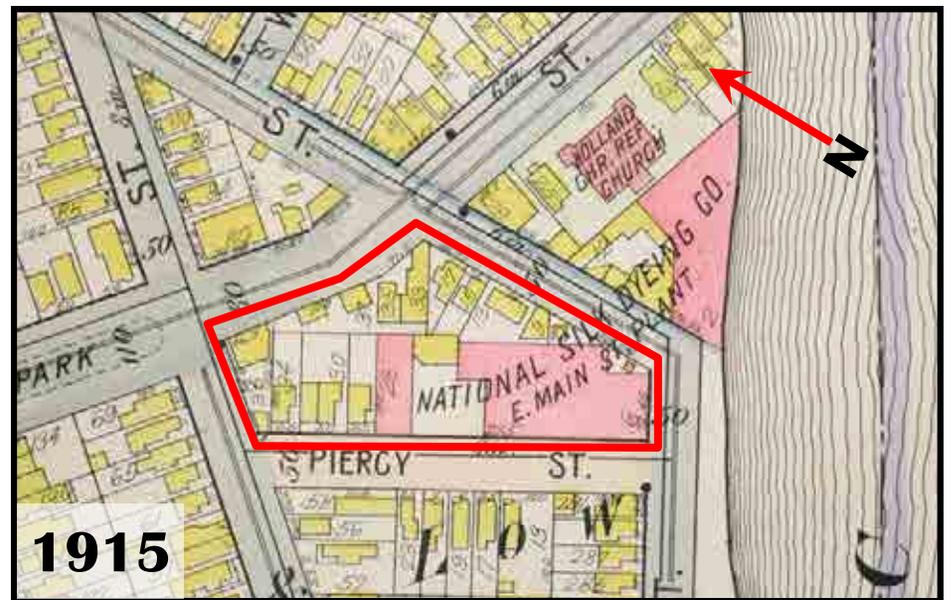
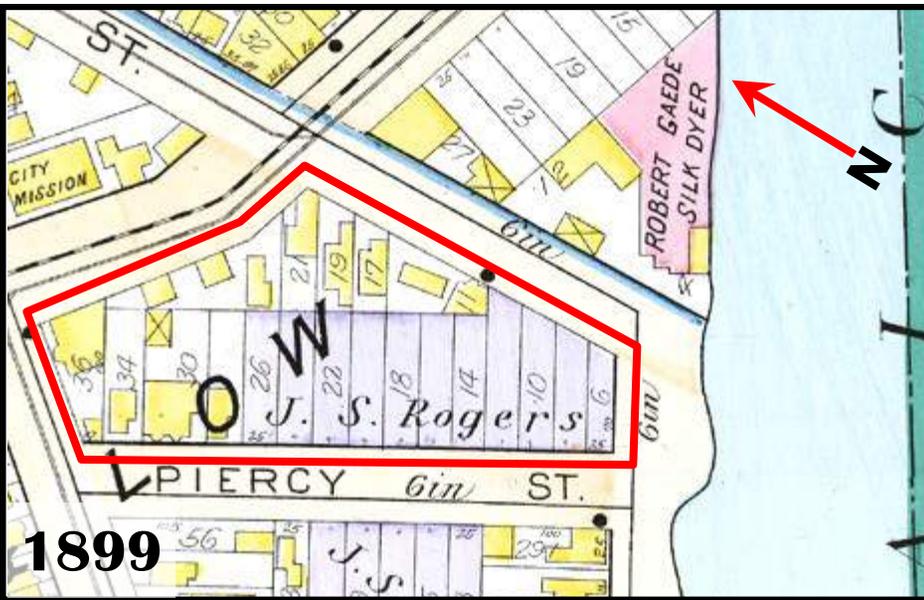
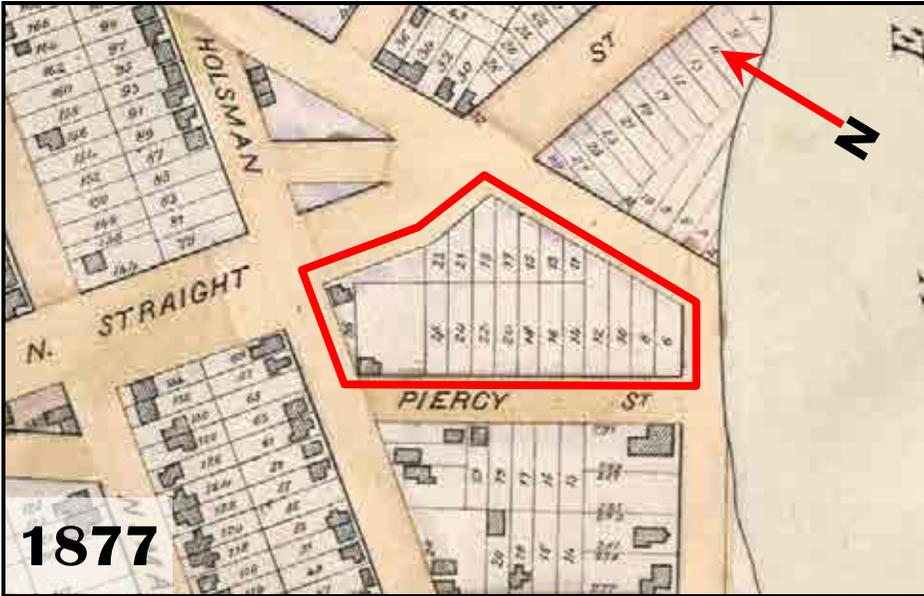
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-1263381396

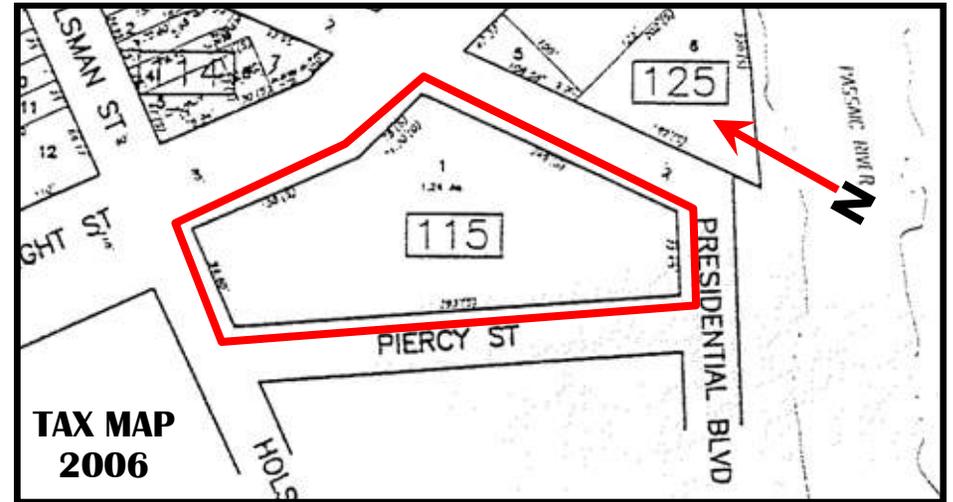
Page 8

Organization: Hunter Research, Inc.

NATIONAL SILK DYEING, EAST MAIN ST.
6-34 Piercy St., Paterson, NJ B 115 L 01
Site Development Maps 1877, 1884, 1899, 1915



NATIONAL SILK DYEING, EAST MAIN ST.
6-34 Piercy St., Paterson, NJ B 115 L 01
Site Development Maps, 1931, 2006, 2010



**NATIONAL SILK DYEING, EAST MAIN ST.
6-34 Piercy St., Paterson, NJ B 115 L 01
Photographs, historic / contemporary**



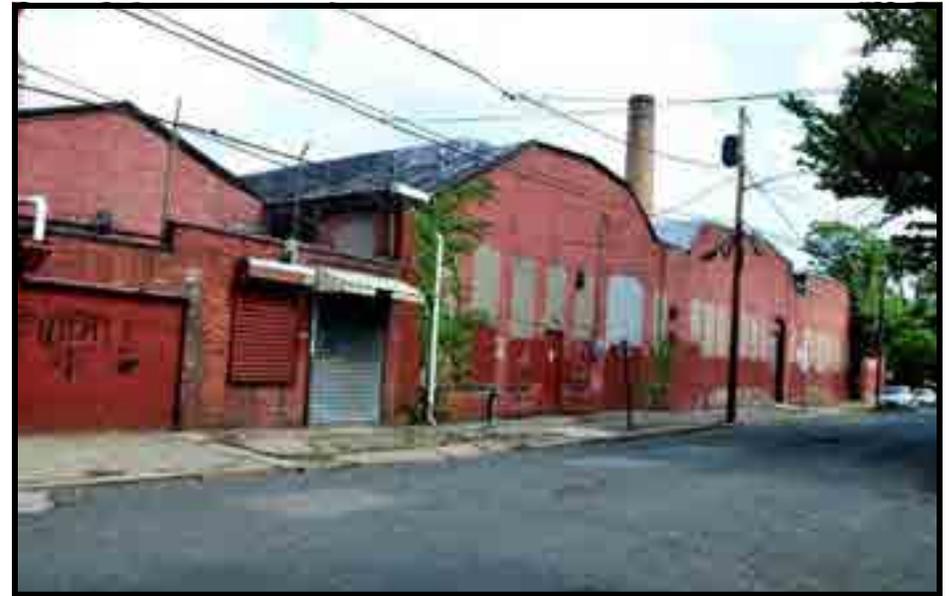
NATIONAL 1: Oblique overview of Dye Houses and Boiler House (right) looking northwest along Piercy St. from corner of Presidential and Piercy.



NATIONAL 2: Oblique overview of Dye Houses, Stripping Room and 1920s mill (left frame), looking northwest along Piercy St. from about mid point of the site.



NATIONAL 3: Oblique overview of Stripping Room, Ribbon Finishing Room and 1920s Finishing mill (left frame), looking northwest along Piercy St.



NATIONAL 4: oblique overview of Dye / Weighing Houses, looking southeast along Piercy St from about mid point of the complex.

**NATIONAL SILK DYEING, EAST MAIN ST.
6-34 Piercy St., Paterson, NJ B 115 L 01
Photographs, historic / contemporary**



NATIONAL 5: Oblique view of the Boiler House looking north from the corner of Piercy St. and Presidential Ave.



NATIONAL 6: Oblique view of the Boiler House looking southwest from the corner of Piercy St. and Presidential Ave.



NATIONAL 7: Overview of north side of the complex, looking southwest from East Main St., Boiler House at left frame, and rear of Dye House at right frame.



NATIONAL 8: oblique overview of loading docks and rear of Dye Houses, looking northwest from Presidential Ave.

PROPERTY REPORT

Property ID: **-343704538**

Property Name: New Standard Aircraft
Address: 230-242 E 16th ST
Apartment #:
Ownership: Private
ZIP: 07524

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	2810	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The New Standard Aircraft mill complex, established in 1927, consists of 3 buildings formerly used for aircraft and machine manufacturing and currently occupied by commercial/industrial tenants. The 3 brick buildings connect to form a unified façade along E. 16th Street. At the rear of the lot along E. 15th street is a mid-20th-century concrete-block addition to the rear of the mills.. The brick boiler house, located behind the main buildings in what would once have been considered the courtyard, is now surrounded by late-20th-century infill.

Setting:

The New Standard Aircraft complex fronts E. 16th Street and occupies the south end of a rectangular block bound by 7th Avenue to the north, E. 16th Street to the East, 8th Avenue to the south, and E. 15th Street to the west. New Standard Aircraft shares the block with the Susquehanna Mills, a property also included within this survey. The setting is a mixed-use urban neighborhood consisting of late 19th-century mills and early-20th-century residences. The line of the former New York, Susquehanna, & Western Railroad corridor is located 2 blocks west of the New Standard Aircraft site.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-343704538

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1950	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-343704538

Page 2

(Primary Contact)

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 3 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential for industrial archaeology (interior)

Conversion Problem? ConversionNote: 29

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

-343704538

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 230-242 E. 16th Street

Historic Name: South Mill at New Standard Aircraft

Present Use: Industrial, light industrial

Historic Industry: Machine Manufacture (All types)

ConstructionDate: 1927 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Running Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asbestos Shingle

Length: 200 **Stories:** 1

Structural System:

Width: 50 **Bays:** 5

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The South Mill at New Standard Aircraft is a 1-story, 5-bay brick industrial building constructed in 1927. It has a front gabled roof sheathed in asphalt shingles and a stepped brick parapet wall at the gable end. A 5-ft., frame monitor roof has been clad in vinyl siding. The east-facing front façade once had arched window openings with arched brick lintels, but the openings have been infilled with brick. The window bays are recessed and have dentiled brick detailing. A garage bay has been cut into the middle of the east façade. The building has wooden, 24-light replacement windows, two of which occupy the end bays of the east elevation. The south elevation stretches 22 bays. Every other window opening has been infilled with brick; the remaining openings have 24-light replacement windows. An elevated loading bay is located at the middle of the south façade. At the southeast corner of the building along 8th Avenue is a plaque that reads "New York Pressing Machinery Corp. Manufacturers of Steam Pressing Machines, Steam-Electric Pressing Appliances 230-242." The west gable end has a stepped brick parapet wall mirror that on the east end. Attached to the building's north façade toward the front is the Middle Mill; attached to the north façade at the rear is a 20th-century stuccoed infill building.

Interior Description:

The interior of the building was not accessible at the time of this survey. 1931-1950 Sanborn maps indicate the building has a cement floor.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to	Window replacements; garage bay addition

Architect/Designer:

Type:	Name:	Person/Firm Description:
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Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

-343704538

Organization: Hunter Research, Inc.

Date form completed:

9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-343704538

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INDUSTRIAL BUILDING ATTACHMENT

Common Name: 230-242 E. 16th Street

Historic Name: Middle Mill at New Standard Aircraft

Present Use: Commercial, shopping

Historic Industry: Machine Manufacture (All types)

ConstructionDate: 1927 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Length: 100 **Stories:** 2

Structural System:

Width: 75 **Bays:** 8

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The Middle Mill at New Standard Aircraft is a 1927 industrial building with a twin front-gabled roof sheathed in asphalt shingles. The metal cornice is capped with aluminum. Brick pilasters divide the bays; at the top of each bay is dentiled brick detailing. Second story window openings have been resized and infilled with brick and small, vinyl, 1/1 double hung sash windows. The original window openings have arched brick lintels and stone sills. Original window openings under the north gable are wider than those under the south gable. First story windows are metal 12/12 double hung sash. Three entrances punctuate the first story: a flush door, a commercial entrance, above which is a vinyl awning, and a glazed entrance with a steel frame and transom. Behind the Middle Mill is a brick, cylindrical smokestack. The building extends 100 ft. behind the south gable, and 50 ft. behind the north gable. Attached to the Middle Mill's south elevation is the South Mill; attached to the north elevation is the North Mill.

Interior Description:

The interior was not accessible at the time of this survey. Sanborn maps from 1931-1950 indicate the southern portion of this building had a cement floor.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to	Window materials

Architect/Designer:

Date form completed: 9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

-343704538

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 230-242 E. 16th Street

Historic Name: North Mill at New Standard Aircraft

Present Use: Industrial, light industrial

Historic Industry:

ConstructionDate: 1927 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Length: 125 **Stories:** 1

Structural System:

Width: 40 **Bays:** 5

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The North Mill at New Standard Aircraft is a 1-story, 5-bay brick building constructed 1927. It has a front-gabled roof sheathed in asphalt shingles and a brick parapet wall at the gable ends. A frame monitor roof rises 4 ft. above the primary roof. The roofline has metal coping. Projecting brick pilasters divide the bays. The south bay on the east elevation has a modified opening that now contains a flush metal door. A garage bay with a rolling metal gate occupies the bay immediately north of this door. The other three bays on the east elevation have rectangular window openings with stretcher lintels and stone sills; the windows are boarded. The south elevation of the North Mill is attached to the Middle Mill.

Interior Description:

The interior was not accessible at the time of this survey.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to	Modified window openings

Architect/Designer:

Date form completed: 9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

-343704538

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -343704538

History:

New Standard Aircraft began in Paterson 1927 as the Gates-Day Aircraft Company, manufacturers of airplanes. The founders were Ivan Gates of the Gates Flying Circus and Charles H. Day, who established a manufacturing plant at the corner of E. 16th Street and 8th Avenue in Paterson. This was the former site of the Perfection Silk Dyeing Co., whose buildings were demolished to make way for the Gates-Day plant. Paterson had a long-established population of skilled machinists from the textile machine and locomotive works. The founding of an aircraft manufacturing plant in Paterson capitalized on the pre-existing population of skilled machinists in the area.

Gates-Day sold planes on the civilian market and developed a number of biplanes. They updated the Standard Aircraft Corporation Standard J-1 United States Army aircraft trainer for civilian use. After Day left the company in 1928, Charles L. Augur took over as president, at which time the company name changed to the New Standard Aircraft Company. Despite initial success in the aviation market, New Standard Aircraft weakened during the Great Depression. In an effort to save the company, Day returned as firm president in 1930, only to sell his financial interest in 1931. Later that year, the company went bankrupt. The failure of the company eventually led to the suicide of co-founder Ivan Gates in 1932.

The New York Pressing Machine Corporation, manufacturers of steam pressing machines and steam-electric pressing appliances, eventually occupied the former New Standard Aircraft site. The footprint of the site on 1950 Sanborn maps is identical to that on 1931 maps, suggesting the New York Pressing Machine Corporation did little to expand upon the facilities. Little is known about the history of this corporation. Today the site houses a variety of light industrial and commercial enterprises, including a wholesale appliance sales and repair shop.

Statement of Significance:

New Standard Aircraft perpetuates the tradition of skilled machine work in Paterson within the development of a characteristic 20th-century industry -- aircraft manufacture. Though initially constructed for the manufacture of aircrafts, the New Standard Aircraft site evolved with few major changes to accommodate the production of steam pressing machinery for the textiles industry. This fact displays the versatility of early 20th-century machine mills and the ease with which they could adapt for new endeavors.

Architecturally, the complex is a later example of machine shop architecture, yet it demonstrates the persistence of the traditional mid-19th-century form well into the first third of the 20th century. The unified façade and E-shaped plan of the complex gives it aesthetic appeal.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The New Standard Aircraft machine shop and offices is recommended eligible under Criteria A for contributing to the understanding of the long-term development of Paterson's machine works industry and its skilled workforce as it expanded into other fields of endeavor, beyond its traditional textile machine focus, in the early 20th century. It is eligible under Criterion C as a significant and complete representative example of an early 20th century aircraft factory that followed the form of a traditional machine works.

Total Number of Attachments: 3

List of Element Names:
South Mill at New Standard Aircraft
Middle Mill at New Standard Aircraft
North Mill at New Standard Aircraft

Narrative Boundary Description:

The property boundary is tax block 2810, lot 1, as shown on the 2006 tax map accompanying this form.

Date Form Completed: 9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

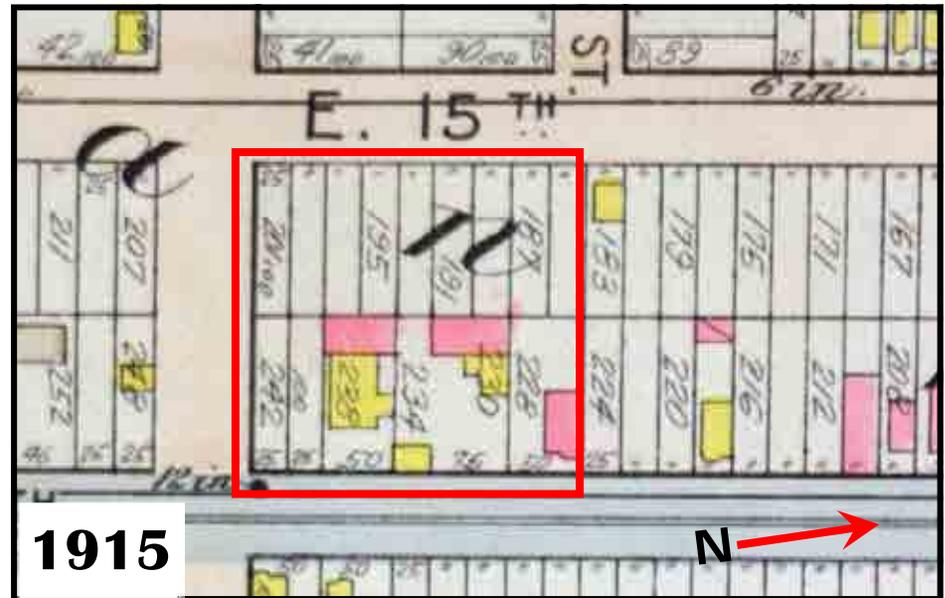
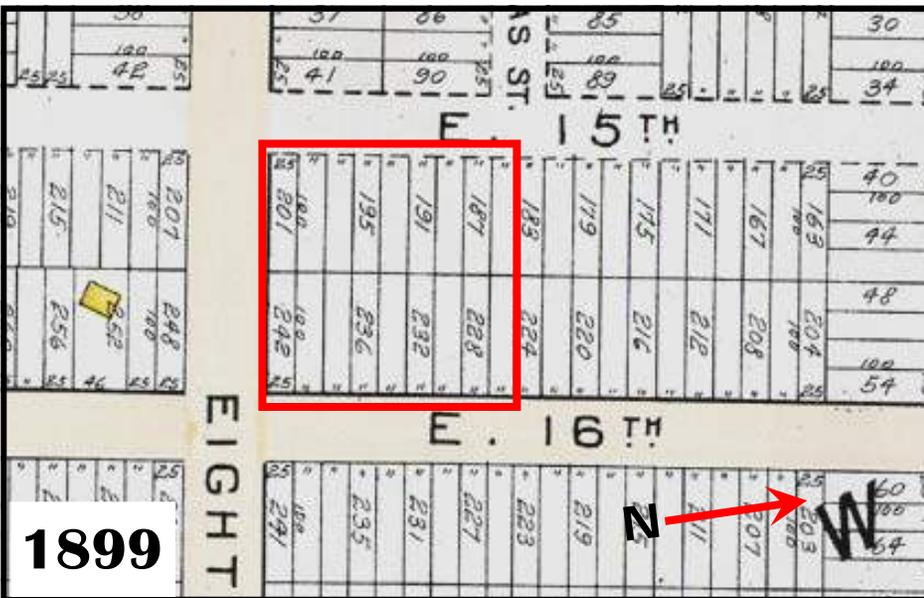
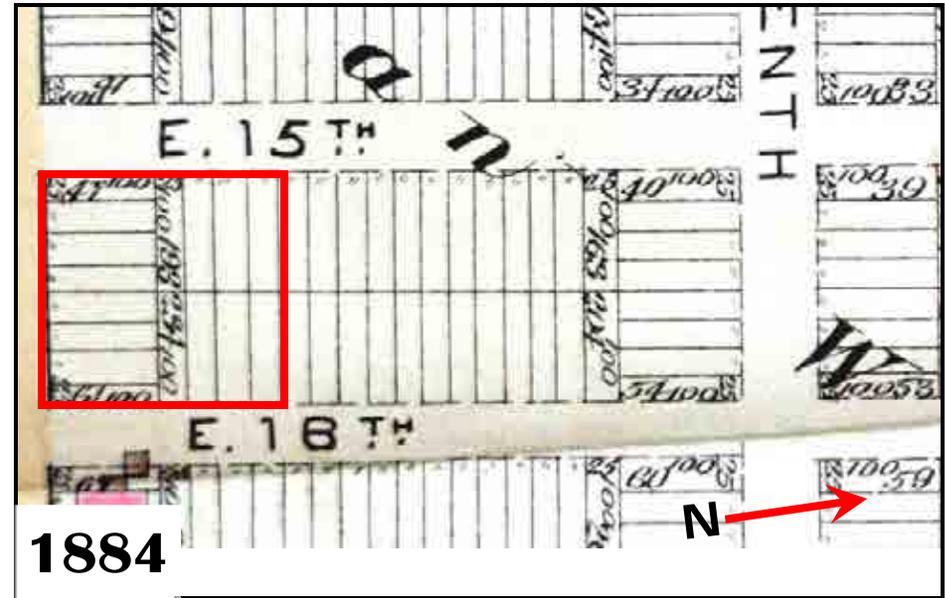
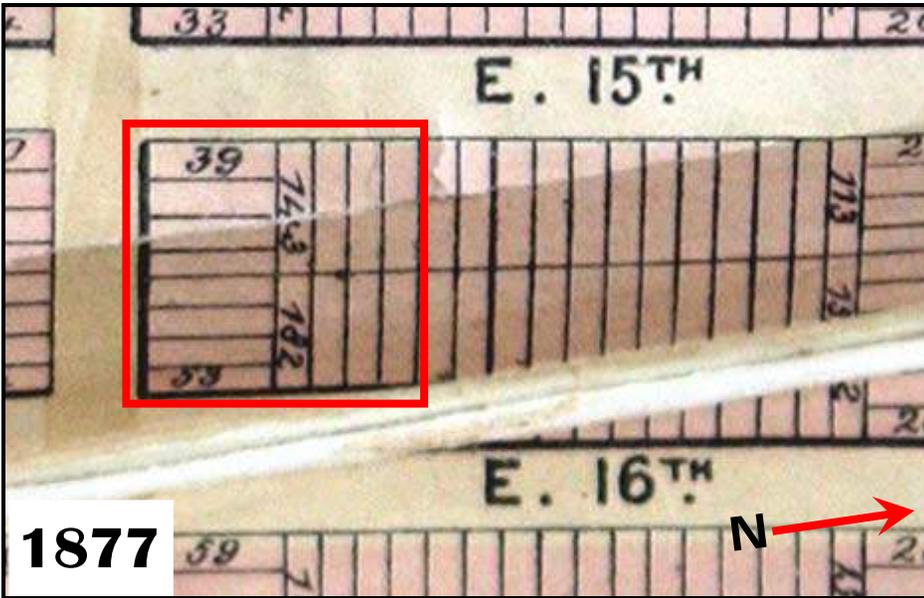
Property ID:

-343704538

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(Primary Contact)

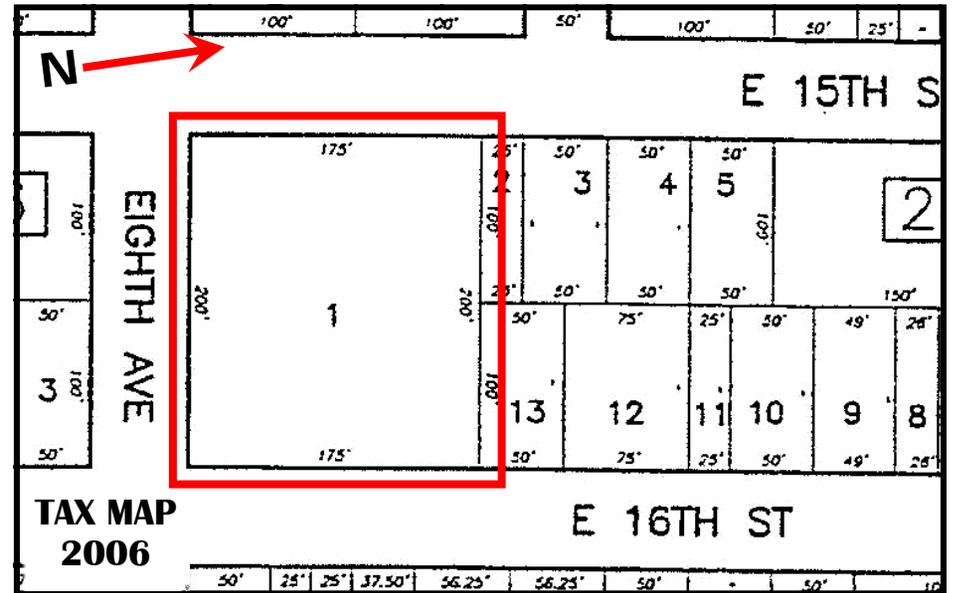
NEW STANDARD AIRCRAFT
230-242 East 16th St., Paterson, NJ B 2810 L 01
Site Development Maps 1877, 1884, 1899, 1915



NEW STANDARD AIRCRAFT

230-242 East 16th St., Paterson, NJ B 2810 L 01

Site Development Maps, 1931, 2006, 2010



NEW STANDARD AIRCRAFT

230-242 East 16th St., Paterson, NJ B 2810 L 01

Photographs, historic / contemporary



AIRCRAFT 1: Oblique overview of complex facades along East 16th St. looking north from corner of Eight Ave. and East 16th St..



AIRCRAFT 2: Oblique overview of facades along East 16th St. looking north from East 16th St.



AIRCRAFT 3: View looking west of the 16th St. entrance to one-half story machine shop building that occupies the length of the block along 8th Ave. Corner of 8th Ave is at left frame.



AIRCRAFT 4: View looking west of the 16th St. entrance to the one-story machine shop building adjacent to the larger pair adjacent to it, seen at left frame.

NEW STANDARD AIRCRAFT

230-242 East 16th St., Paterson, NJ B 2810 L 01

Photographs, historic / contemporary



AIRCRAFT 5: Oblique overview of complex along East 16th St. looking south from about mid point in the block between 7-8th Avenues.



AIRCRAFT 6: Oblique overview looking east of the 15th St. rear of the one-half story machine shop building that occupies the length of the block along 8th Ave. Corner of 8th Ave and 15th St. is shown.



AIRCRAFT 7: Oblique overview of complex along East 15th St. looking south. The recently refinished buildings in foreground may have been the paint shops.



AIRCRAFT 8: View of rear elevation (west) of the one-half story machine shop building that occupies the length of the block along 8th Ave.

PROPERTY REPORT

Property ID: **1543599841**

Property Name: Pierre Thonnerieux Silk Dyeing **Ownership:** Private
Address: 7-37 6th AVE **Apartment #:** **ZIP:** 07524

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	1902	7

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Pierre Thonnerieux Silk Dyeing works is a large complex of interconnected brick buildings, ranging in height from 1 to 4 stories, and built up over about 30 years, mostly after the works was taken over by the Royal Piece Dyeing Company in 1912-13. The principal street-facing façade is along the north side of 6th Avenue east of the bridge over the Passaic River. From west to east, this façade consists of (1) a ca. 1912 4-story, 8-bay, flat-roofed brick dye house; (2) a ca. 1920 1-story, 11-bay, brick dye house; (3) and a ca. 1912, 2-story, 17-bay shipping and packing building with a modern 3rd story addition.

Setting:

The dye works is located on a 2.22 acre lot bounded on the south by 6th Avenue, to the west by the Passaic river, to the north by an alleyway known as Branch Street. To the east is surface parking on the site of what was historically the Lamond & Robertson dye works. The setting in Paterson's Bunker Hill neighborhood is industrial with the former Auger & Simon dye works located in the lot immediately downstream of this one. The setting is a mix of industrial buildings and warehouses dating from the 1890s to the present.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1543599841

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A. H.	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1950	
Heusser, Albert H.	History of the Silk Dyeing Industry in the United States	1927	
Trumble, L. R.	A History of Industrial Paterson	1882	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1543599841

(Primary Contact)

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 3 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior)

Conversion Problem? ConversionNote: 20

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

1543599841

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INDUSTRIAL BUILDING ATTACHMENT

Common Name: 7-37 6th Avenue

Historic Name: Pierre Thonnerieux Dye Works - West Dye House

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1912 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Built-up Tar

Length: 80 **Stories:** 4

Structural System:

Width: 100 **Bays:** 8

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The west dye house, built ca. 1912, is a 4-story, 8-bay, flat-roof industrial building with a polygonal shaped plan and a southern facing façade on 6th Avenue. Its flared western elevation conforms to the lot lines and is built against the Passaic River, an important consideration in dye house design since most dyers historically dumped their waste directly into the river. The building has a brick parapet with mass-produced curved tile coping. Windows have stone sills and segmentally arched lintels. All window frames are either modern 1/1 sash replacement or they have been infilled with brick, concrete block or glass block. Between 1915 and 1930, the 4-story dye house was extended to the north and east to form an ell-plan that wraps around the 1-story center dye house.

Interior Description:

The interior was not available for inspection. According to the 1931 Sanborn map, the building housed a dyeing on the first floor, preparing on the 2nd floor, and drying on the 3rd floor.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1915 to 1950	Rear additions and window alterations

Architect/Designer:

Date form completed: 9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

1543599841

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 7-37 6th Avenue

Historic Name: Pierre Thonnerieux Dye Works - Center Dye House

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1920 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Built-up Tar

Length: 120 **Stories:** 1

Structural System:

Width: 100 **Bays:** 8

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The center dye house, built ca. 1920, is a 1-story, 11-bay, flat roof industrial building with an approximately 100 ft. by 120 ft. plan. The dye house has a parapet with tile coping, corbelled brick cornice, and pilasters articulated by full-height segmental arch windows. The windows have been infilled with concrete block.

Interior Description:

The interior was not available for inspection.

Alteration Dates:

Alteration(s): **Circa Date:** **Date Range:** **Source:**
Physical alteration 1970 to Window modification.

Architect/Designer:

Type: **Name:** **Person/Firm Description:**

Date form completed: 9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

1543599841

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 7-37 6th Avenue

Historic Name: Pierre Thonnerieux Dye Works - Shipping and Packing Building

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1912 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Built-up Tar

Length: 140 **Stories:** 3

Structural System:

Width: 90 **Bays:** 17

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The 3-story, 17-bay, 140-ft. long, brick building was built ca. 1912 as a 2-story building with stepped parapet. It was extended to the east in the 1920s, and a concrete-block 3rd story was added in the mid- to late 20th-century. The original bays had windows with segmental arch lintels and the addition had flat lintels, but all windows have now been infilled with brick or concrete block.

Interior Description:

The interior was not inspected. According to the 1931 Sanborn map, this building houses packing and shipping operations.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1920 to 1970	Window modifications. Addition.

Architect/Designer:

Date form completed: 9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 6

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1543599841

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 1543599841

History:

A small wood-frame dye works was established on this site in 1890 by Pierre Thonnerieux, a notable Paterson dyer, but almost all of the architectural fabric visible today dates to after his works was taken over by the Royal Piece Dyeing Company in the early 1910s. The original works was subsumed in the expansion of the 1910s and 1920s.

Thonnerieux, a highly skilled dyer, emigrated from France in 1873 and worked for another of Paterson's early dyers, Claude Greppo. After leaving Paterson for several years to work in Connecticut and return to France, he returned to Paterson and leased space in the Colt Gun Mill for a short time. He was among the first dyers to move to the Riverside section of the city, largely undeveloped, setting up a small dye house on the banks of the Passaic near the Erie Railroad bridge, on a site that would later be occupied by Jacob Weidmann. About 1890, he moved upstream to the location of current interest on 6th Avenue, building a small wood-frame dyehouse, which by maps of the period was located 50 ft. or so north of the avenue. According to Heusser, "here he carried on a moderate but satisfying business until failing health impelled him to relinquish active endeavors" (p. 229).

About 1909, following the death of Pierre Thonnerieux, the dye works was briefly owned by Ernest Cadgene, a French dyer, who sold the works in 1912-13 to the Royal Piece Dyeing Company. Dr. William Wirbelauer, president of Royal, was a German-trained chemist who had immigrated about 1905 and gained experience working in one of the Paterson mills that was soon taken over by the National Dyeing Company conglomerate in 1909. Royal under Wirbelauer's leadership greatly improved the old Thonnerieux Works making a specialty of high quality silk goods. By 1927, the plant had a capacity of over 100,00 yards per day. During the late 1920s, Royal expanded its capacity and built a silk treatment plant and weighting department on the south side of 6th Avenue. The post-1930 history of Royal was not researched, but the plant remains active and is currently occupied by Daicolor-Pope, a firm specializing in the production of pigments and dyes.

Statement of Significance:

The history of the Pierre Thonnerieux Dye Works follows a pattern in Paterson's silk industry of small proprietorships pioneering the development of outer edges of the city. These small establishments often grew into large successful firms based on conditions such as proximity to a source of water suitable for dyeing as well as the talents of skilled immigrants attracted to Paterson because of economic opportunity and ethnic connections. This was particularly true of the silk dyeing industry that relied heavily in the training and skills of French and German dyers and chemists. A characteristic of this industry was that its leading technical specialists were able to control its finances and business structure well into the first quarter of the 20th century. The architecture of the works is utilitarian with no special distinguishing features but it retains the scale and massing that it achieved by the 1920s. Within the Paterson context, it is an example of dye house construction and design that grew in phases to accommodate new specialties and expanded production.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Pierre Thonnerieux Silk Dyeing works is recommended eligible under Criterion A for its association with the development of Paterson's silk dyeing industry, illustrating a pattern of how family dye works were drawn into larger national companies and international conglomerates and expanded. This was a prominent works from the 1900s to 1930s, located in the dyeing dominated Bunker Hill neighborhood.

Total Number of Attachments: 3

List of Element Names: West Dye House
Central Dye House
Shipping and Packing House

Narrative Boundary Description:

The property boundary is block 1902, lot 07 as shown on the 2006 Paterson tax map accompanying this report.

Date Form Completed: 9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 7

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1543599841

Organization: Hunter Research, Inc.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

(Primary Contact)

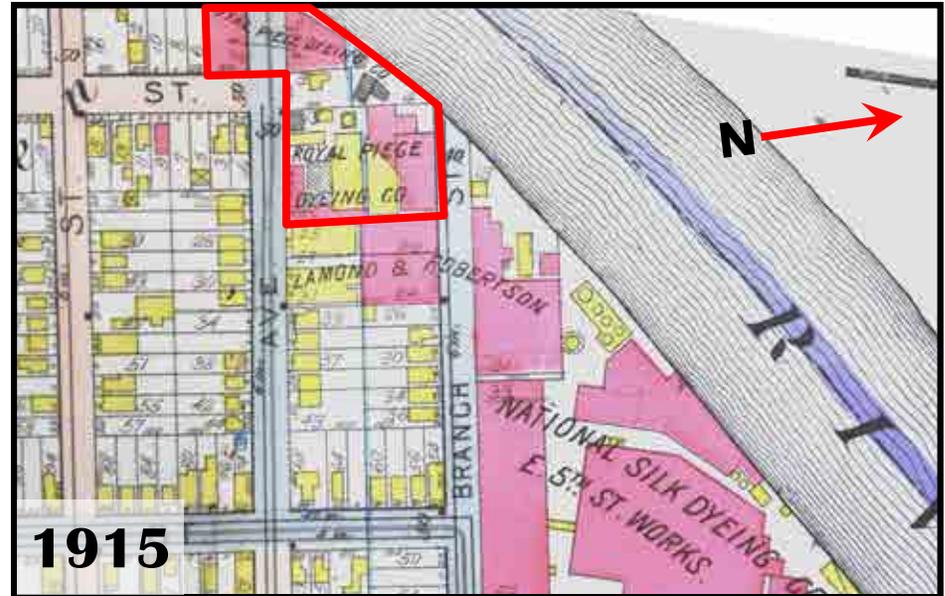
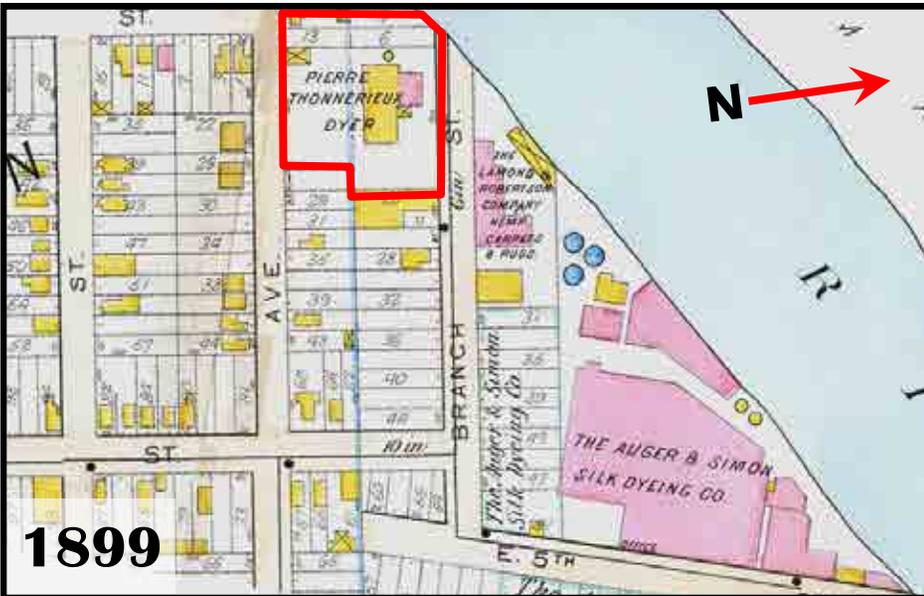
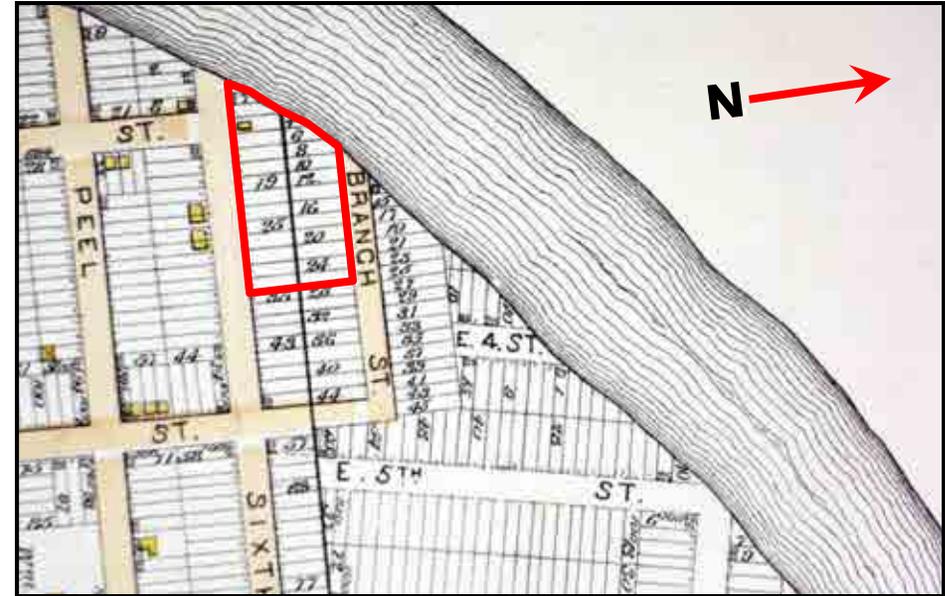
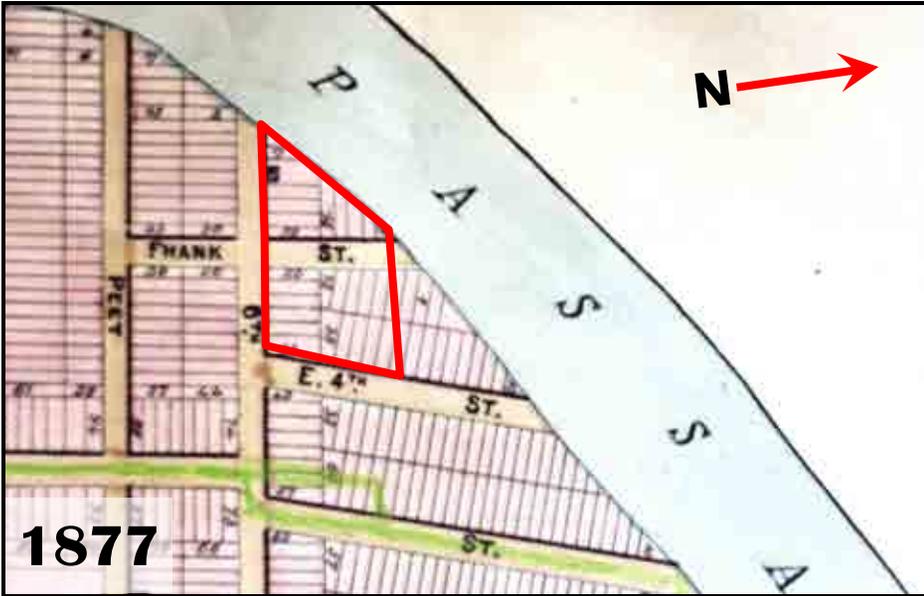
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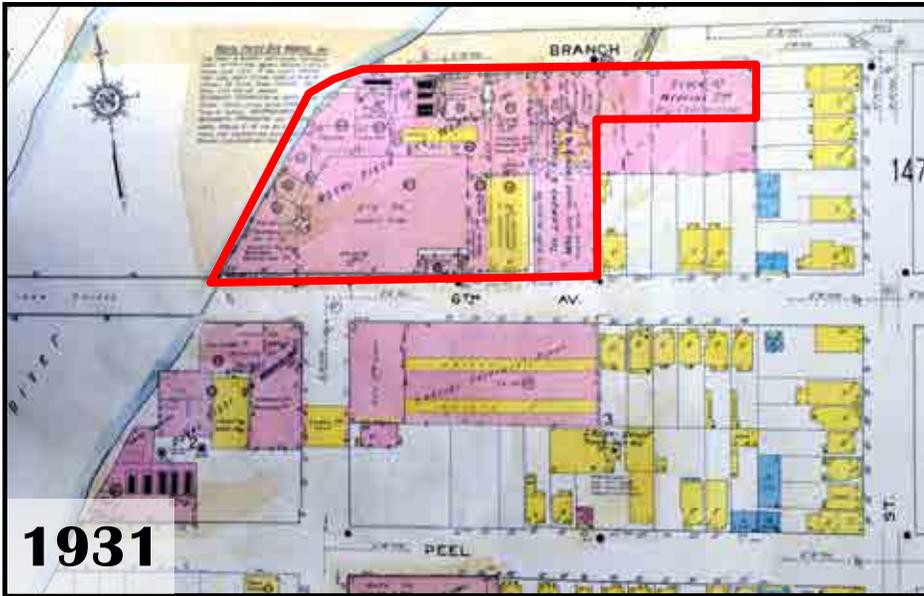
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Organization: Hunter Research, Inc.

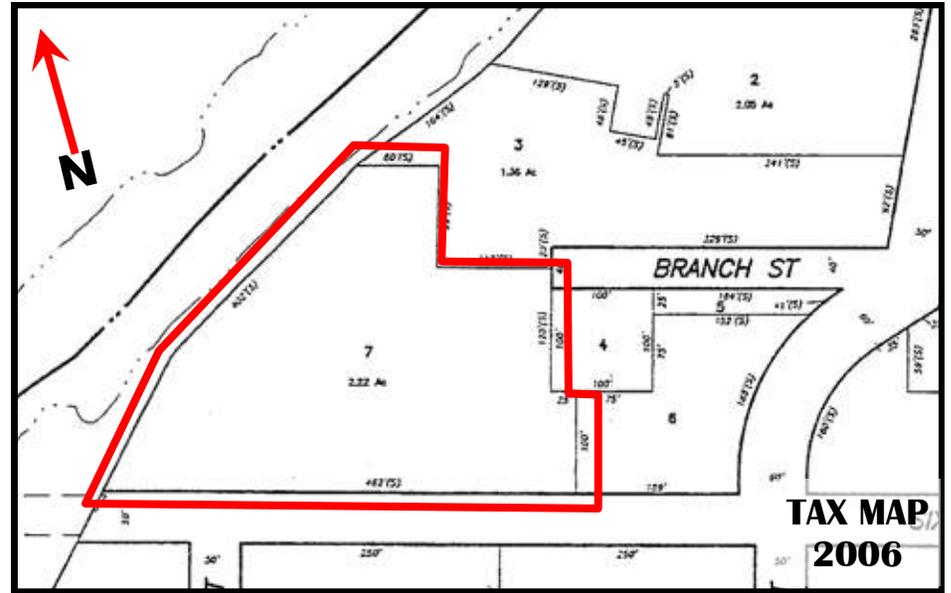
PIERRE THONNERIEUX / ROYAL PIECE DYE WORKS
7-37 Sixth Ave., Paterson, NJ B 1902 L 07
Site Development Maps 1877, 1884, 1899, 1915



PIERRE THONNERIEUX / ROYAL PIECE DYE WORKS
7-37 Sixth Ave., Paterson, NJ B 1902 L 07
Site Development Maps, 1931, 2006, 2010



1931



**TAX MAP
2006**



**BING maps
2010 / east**



**BING maps
2010 / north**

PIERRE THONNERIEUX / ROYAL PIECE DYE WORKS
7-37 Sixth Ave., Paterson, NJ B 1902 L 07
Photographs, historic / contemporary



THONNERIEUX 1: Oblique overview looking west along 6th Ave., showing Dye House at right and preparatory building at left.



THONNERIEUX 2: View from 6th Ave. looking north showing preparatory building adjacent to the Dye House, off frame right.



THONNERIEUX 3: oblique overview of Dye Houses, looking east along 6th Ave.



THONNERIEUX 4: oblique overview of Dye House, looking east along 6th Ave, from about mid point in the complex.

PIERRE THONNERIEUX / ROYAL PIECE DYE WORKS
7-37 Sixth Ave., Paterson, NJ B 1902 L 07
Photographs, historic / contemporary



THONNERIEUX 5: Oblique overview looking west along 6th Ave., showing Dye Houses from about the mid point of the complex.



THONNERIEUX 6: view of south side of the eastern-most Dye House, looking north from 6th Ave. Note recent concrete block addition to the roof line.



THORNEAUX 7: Oblique overview of rear of the complex, looking southwest from Branch St. Note heavy structural modifications to interior structures, and the additional concrete block to the Dye House at left frame .

PROPERTY REPORT

Property ID: 702542178

Property Name: Riverside Silk Mill **Ownership:** Private
Address: 781-821 River ST **Apartment #:** **ZIP:** 07524

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson	Bunker Hill	Paterson	2204	7

Property Photo:



Old HSI Number: PAS1608-383 **NRIS Number:** **HABS/HAER Number:**

Description:

The Riverside Silk Mill is an industrial complex situated on 3.4 acres. It is comprised of a ca. 1889, 450-ft. brick mill, formerly used for the manufacture of silk ribbons and broad silks. Several non-contributing frame and masonry structures are located to the rear of the mill.

Setting:

The Riverside Silk Mill fronts River Street and is situated on a somewhat rectangular lot in the middle of a long, narrow city block between 4th Avenue and Lincoln Avenue. The Passaic River forms the western boundary of the lot. The setting is a mixed-use urban neighborhood comprised of 20th century residences, recreational facilities, and industrial complexes. The tracks of the Erie-Lackawanna Railroad form the southwestern boundary of the city block on which this mill is located.

Registration and Status Dates:	National Historic Landmark?: <input type="checkbox"/>	SHPO Opinion:
	National Register:	Local Designation:
	New Jersey Register:	Other Designation:
	Determination of Eligibility:	Other Designation Date:
	Certification of Eligibility:	

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 1

Principal Investigator: Patrick Harshbarger

(Primary Contact)

702542178

Organization: Hunter Research, Inc.

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Department of Community Development	City of Paterson Survey	1987	
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designations Staff Opinion of Eligibility	2012	
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atlas fo the City of Paterson, New Jersey	1884	
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Fire Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Fire Insurance Maps of the City of Paterson, New Jersey	1931	
Trumbull, L R	A History of Industrial Paterson	1882	
The Paterson Daily and Weekly Guardian	History and Institutions: City of Paterson, N.J.	1895	
Nationwide Environmental Title Research, LLC	Historic Aerials of Paterson, New Jersey	2011	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 2

Principal Investigator: Patrick Harshbarger

(Primary Contact)

702542178

Organization: Hunter Research, Inc.

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 1 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and mill yard)

Conversion Problem? ConversionNote: 17

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

702542178

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 781 River Street

Historic Name: Riverside Silk Mill

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1889 **Source:** Historic maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Length: 450 **Stories:** 3

Structural System:

Width: 55 **Bays:** 51

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The Riverside Mill is a 3-story, 51-bay, rectangular plan brick industrial building constructed ca. 1889 for Johson, Cowdin, & Co. Silk Manufacturers. The mill has a side-gabled roof sheathed in asphalt shingles. Below the roofline is an aluminum-clad and dentiled-brick cornice. A stepped brick string course divides each story. Projecting brick pilasters divide each of the bays. Window openings have arched brick lintels and stone sills, though most openings have been infilled with concrete. The central 4 bays along River Street project from the east façade, distinguishing the entrance from the otherwise uniform façade. This projecting section has a stepped parapet wall with a central oculus under which the name "Riverside Silk Mill" is featured in stone. Excepting the centermost bay, window openings on this projecting section are paired and have quoined sandstone surrounds. Above the arched entryway is a metal awning. The doublewide metal front doors are replacements. One first story window opening just north of the main entrance has been enlarged to accommodate a secondary entry. Middle openings on the 5-bay south elevation of the mill are located below an iron hoist and are larger than other openings, suggesting materials entered the upper levels of the mill via an exterior hoisting system. Located behind the mill in line with the central entry is the squared brick smokestack rising from the 1-story brick boiler room.

Two additional wings were constructed tightly parallel and behind the original front wing sections, giving an H-style massing configuration. The southernmost of these two additions is brick appears on historic maps by 1915. Though this addition was spaced just 15 ft. behind the original building, the gap between the two buildings was infilled with a 1-story concrete structure during the mid-20th century. The northern addition was constructed between 1966 and 1970 and infilled the space between the original mill and a 3-story, gabled, brick building dating to 1898.

Attached to the north end of the original mill is a 3-story, flat roof brick addition constructed circa 1975. Its walls are relatively blind, with only a few small, fixed metal windows interrupting the brick façade along River Street.

Interior Description:

The interior of this building was not accessible at the time of this survey. Sanborn maps dating to 1915 indicate that the wings of the original mill were lofted, as were the remaining brick buildings behind the mill. The 1-story brick attachments behind the central entry are identified on historic maps as the boiler room and packing room.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

702542178

Organization: Hunter Research, Inc.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1990	to	Window openings infilled; replacement doors
Physical alteration	1975	to	Historic aerials

Architect/Designer:

Date form completed: 9/25/2012

New Jersey Department of Environmental Protection
Historic Preservation Office

ELIGIBILITY WORKSHEET - Properties

Property ID 702542178

History:

The Riverside Silk Mill was constructed ca. 1889 by Johnson, Cowdin & Co. for the production of silk ribbons and broad silks during the great boom of Paterson's Silk City period. By the 1920s, the firm was incorporated as Johnson, Cowdin, Emmerich, Inc. This firm, in addition to the Riverside Mill, owned and operated mills in other states: the Tremont Mills in New York City (Bronx); Progress Mills in Glendale, New York (Long Island); and the Lady Fair Mills in Norwalk, CT. The firm was primarily involved in thin silk ribbon production in each of these mills, with an overall total of 702 looms. Riverside was the largest of its mills, with a massive scale of 450 feet long by 55 feet wide, typical of textile mill architecture of this period. These proportions were intended to accommodate the scale of production and mechanization present during this period. As one of the few remaining mills of this scale in Paterson, it is a significant testament to the success and prowess of Paterson in what perhaps was its greatest period of wealth and production. The mill's location along the river at the northern point of the city is also unique in that few silk manufacturing mills were located in this area. This marked Riverside specifically as a conglomerate mill, a large capital investment by Paterson "outsiders," far from the central silk mill district along the Erie Railroad corridor, a place where Paterson's traditional family-named mills were developed. The district surrounding Riverside developed rapidly as Paterson's expansive silk and rayon dyeing and finishing district in the late nineteenth and early twentieth centuries.

Statement of Significance:

The mill building, linear in form, lends itself to efficient functionality as it allows for the use of line shafts to distribute power from a central source to the various machines within the mill. Its architecture is characteristic of late 19th century Paterson textile mills. The siting of this mill along the Passaic in north Paterson encouraged the establishment of other mills away from the downtown area. The north side of Paterson would eventually become characterized by the dyeing and finishing mills that punctuated its streets.

Eligibility for New Jersey and National Registers: Yes No National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Riverside Silk Mill is recommended eligible under Criterion C as it embodies the distinctive characteristics of late-19th-century silk mills with an emphasis on functionality.

Total Number of Attachments: 1
List of Element Names: Riverside Silk Mill

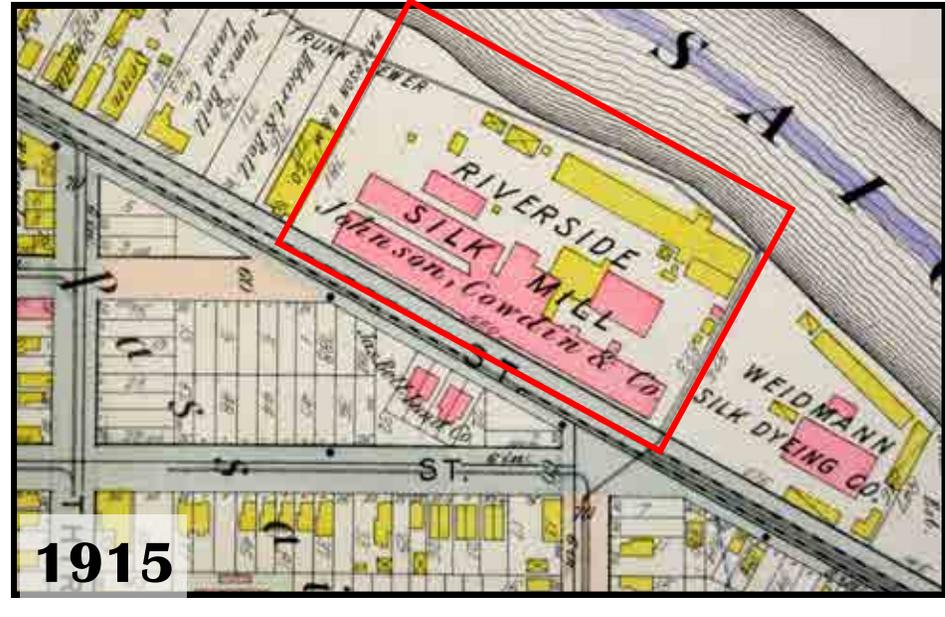
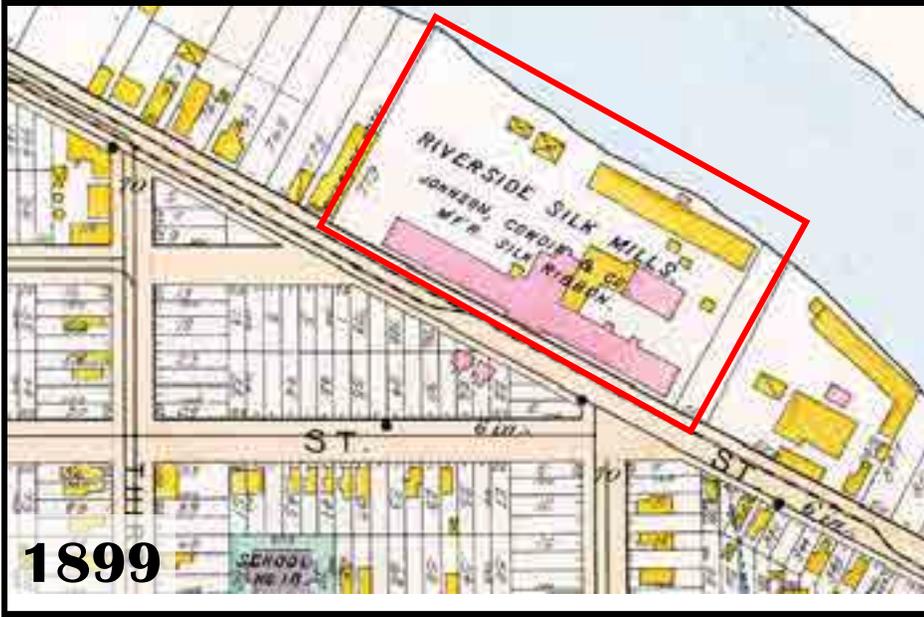
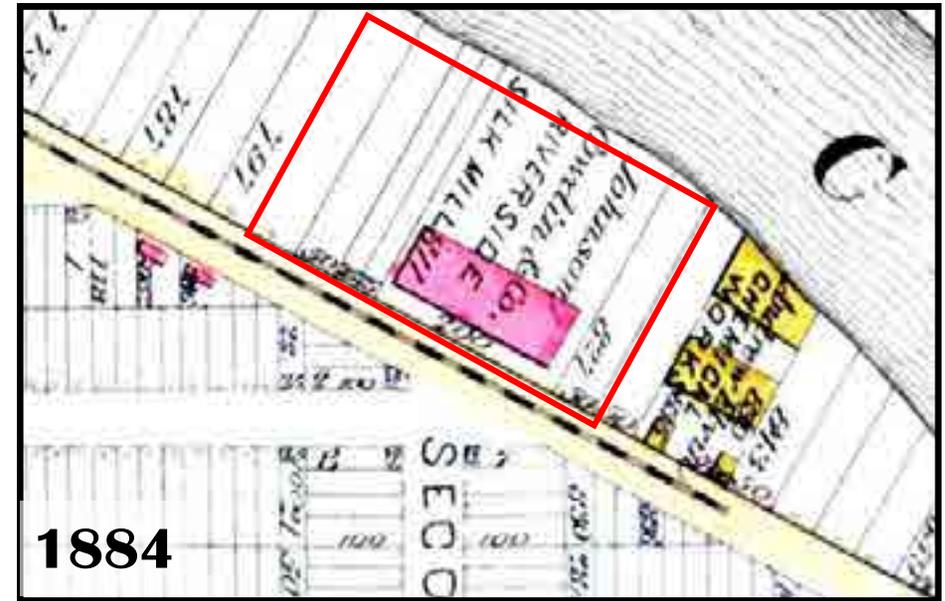
Narrative Boundary Description:

Date Form Completed: 9/25/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills
Principal Investigator: Patrick Harshbarger
Organization: Hunter Research, Inc.

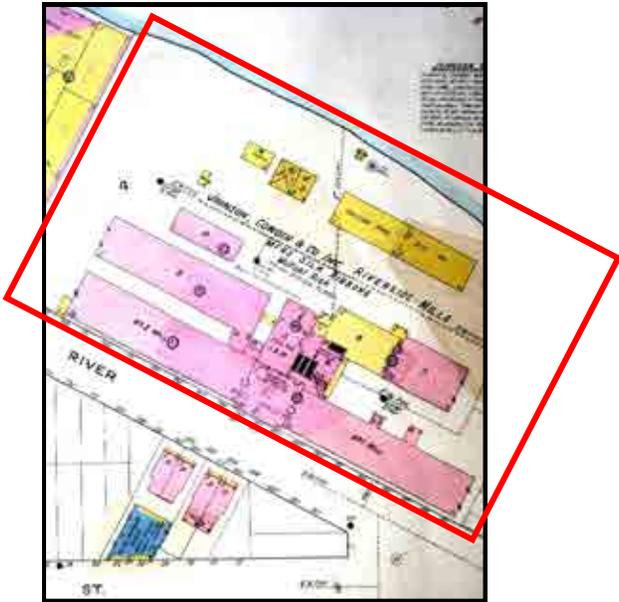
Property ID: 702542178
 (Primary Contact)

RIVERSIDE SILK MILL / JOHNSON, CODIN & CO. INC.
781 River Street, Paterson, NJ B 2204 L 07
Site Development Maps 1877, 1884, 1899, 1915



RIVERSIDE SILK MILL / JOHNSON, CODIN & CO. INC.
781 River Street, Paterson, NJ B 2204 L 07
Site Development Maps, 1931, 2006, 2010

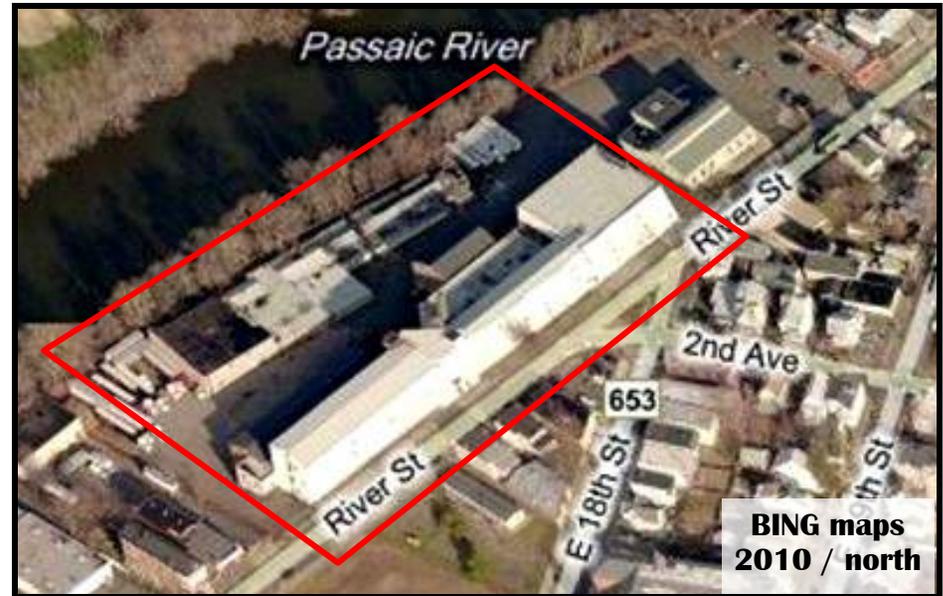
1931



TAX MAP
2006



BING maps
2010 / east



BING maps
2010 / north

RIVERSIDE SILK MILL / JOHNSON, CODIN & CO. INC.
781 River Street, Paterson, NJ B 2204 L 07
Photographs, contemporary



RIVER 1: oblique overview of South façade fronting River St., looking E. Center entrance bay is to far right.



RIVER 2: oblique view of central entrance bay of S façade fronting River St.



RIVER 3: detail view of central entrance bay of S façade looking N from River St. classicizing embellishments are present, such as the cast stone surrounds and quoining effects on windows, central oculus, faux pilaster columns, and string courses.



RIVER 4: detail view of central entrance bay of S façade looking N from River St. showing full arched double wide main entrance with marquee.

RIVERSIDE SILK MILL / JOHNSON, CODIN & CO. INC.
781 River Street, Paterson, NJ B 2204 L 07
Photographs, contemporary



RIVER 5: oblique overview of S façade fronting River St. on the east side of the main entrance. Note the concrete block non-contributing addition.



RIVER 6: overview looking NE from River St. of the non-contributing, concrete block addition to the east end of the main building .



RIVER 7: detail view looking S of the rear of the non-contributing concrete block addition. Note there are eight loading bays and a dock.



RIVER 8: oblique overview looking SW of a small brick, three story mill building is extant behind the main buildings. Its use is not known.

RIVERSIDE SILK MILL / JOHNSON, CODIN & CO. INC.
781 River Street, Paterson, NJ B 2204 L 07
Photographs, contemporary



RIVER 9: oblique overview looking SW from rear of complex showing ancillary buildings in foreground and 1900s two story west wing addition in distance.



RIVER 10: detail view looking S from rear of complex showing smokestack, boiler house, ancillary buildings and rear of the central section of the main mill.



RIVER 11: oblique detail view looking SW from rear of complex showing 1900s addition of a two story west wing behind the 1890s main building.



RIVER 12: view looking N from rear of complex of several non contributing ancillary structures along the river bank that defines the rear boundary of the complex.

PROPERTY REPORT

Property ID: **-1689923521**

Property Name: Savoy Shirt Co. (Fairhurst & Co. Silk Mill) **Ownership:** Private
Address: 578 E 19th ST **Apartment #:** **ZIP:** 07514

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	3401	9
PASSAIC	Paterson		Paterson	3401	20
PASSAIC	Paterson		Paterson	3401	8

Property Photo:



Old HSI Number: PAS1608-091

NRIS Number:

HABS/HAER Number:

Description:

The Savoy Shirt Company/Fairhurst & Company Silk Mill complex is a small garment and silk works that grew into its current appearance during the 1880s to 1910s under the ownership of Joseph Fairhurst. It consists of 1). a 2-story, brick mill in a U-shaped plan with a small powerhouse in the mill yard; 2). a small 2-story brick tenant mill.

Setting:

The Savoy Shirt Company/Fairhurst & Company Silk Mill is located on two lots, one measuring 150 ft. x 155 ft. and the other 77 ft. x 75 ft. The lots are located about midblock on East 19th Street between 11th and 12th Avenues. The primary façade of the mills actually faces on East 18th Street. The urban mixed-used setting features blocks of early 20th century residences interspersed with period industrial and commercial buildings. The mill is approximately one block east of the New York, Susquehanna & Western Railroad line.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-1689923521

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
American Wool and Cotton Report	Miscellaneous (April 9), pg. 458	1903	
American Silk Journal	The Forty-Second Silk Dinner (Vol. 33, No. 3, March)	1914	
Shiner, Charles	History of Paterson and Its Environs (Vol. II, pg. 133)	1920	
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E	Atlas of the City of Paterson and City of Haledon, New Jersey	1899	
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1950	

Additional Information:

More Research Needed? (checked=Yes)

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-1689923521

Page 2

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 2 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential for industrial archaeology (interior)

Conversion Problem? ConversionNote: 14

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-1689923521

Page 3

(Primary Contact)

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 578 E. 19th Street

Historic Name: Building #1 - Silk Mill

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1883 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Length: 140 **Stories:** 2

Structural System:

Width: 110 **Bays:** 17

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The 2-story, 17-bay brick silk mill has a U-shaped plan with the bottom of the "U" and the primary façade facing west on East 18th Street. The original section of the mill, built prior to 1884, is the 2-story, 12-bay, side-gabled northernmost section with a rectangular plan of 45 x 90 ft. Projecting brick pilasters located between every two windows articulates the façade of this original section of the mill. A denticulated stringcourse separates the first and second stories. Windows have been infilled but segmental arched lintels and stone sills remain visible.

Between 1884 and 1899, the mill was expanded into a U-plan. A 5-bay, 2-story, front gabled, 40 x 90 ft. addition was placed against the southern gable end of the original section and a 40 x 60 ft. addition against the rear of the original section. The additions has bracketed cornices and corbelled brick friezes. Full-height brick pilasters and segmentally arched windows with stone sills articulate the addition's gable ends. Window frames have been removed and infilled with stucco, although original wood-frame transoms remain in some of the 2nd story windows. Within the courtyard formed by the U-plan is a 1-story, gabled powerhouse with square brick, 50-ft. tall smokestack.

Interior Description:

The interior was not inspected. According to the 1899 Sanborn Map, the front of the building was used for weaving silk and the wings for winding and warping. By 1915, the mill had been converted into a garment factory with ironing, stock and laundry on the first floor, and a cutting room on the second floor.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to	Window infill

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1689923521

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 578 E. 19th Street

Historic Name: Joseph Fairhurst Silk Mill

Present Use: Industrial, light industrial

Historic Industry: Textiles

Construction Date: 1900 **Source:** Historic maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Length: **Stories:**

Structural System:

Width: **Bays:**

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The Joseph Fairhurst Silk Mill, built circa 1900, is a 5-bay, 2-story, front-gabled silk mill with a 35 x 90 ft. rectangular plan. Its façade faces east on East 19th Street. The mill's gable end is simply adorned by a bracketed cornice, corbelled brick frieze and full-height brick pilasters. Segmentally arched windows with stone sills. Window frames and sashes have been covered by plywood but appear to be intact. A rolling overhead metal garage door has been installed in the northern bays of the east gable end. A small 1-story brick office is located off of the southwest corner of the mill.

Interior Description:

The interior was not available for inspection. According to the 1915 Sanborn map, the mill had silk winding and warping operations on the 1st floor and weaving operations on the 2nd floor.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to	Window infill

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 5

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1689923521

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -1689923521

History:

This brick mill complex was developed between circa 1880 and 1900 to house silk and garment manufacturing operations. The original mill on East 18th Street was built between 1877 and 1884, according to atlas maps, and by 1899 it was occupied by Fairhurst & Company Silk Manufacturers. Little is known of Joseph Fairhurst, although his name does appear occasionally in trade journals of the period from circa 1900 to 1920 mainly in industrial directories and as a member of the Silk Association of America. He seems to have been typically of the smaller silk mill operators who achieved modest success during the last decades of the 19th century. In 1903, Fairhurst was mentioned as taking occupation of a 2-story mill owned by the Rettgar-Allen Silk Company, a firm that had fallen on hard times and been idle since 1901. This mill is probably the mill adjacent to the large U-plan mill at this property.

By 1915, Fairhurst was occupying the smaller mill and the larger mill had been given over to the Savoy Shirt Company, a small garment manufacturing concern. Superintendent of the works was P.W. Hess, who was born in Closter, N.J. in 1859 and worked his way up to a management position in the company. Hess was the father of Henry Beeuwkes Hess, a prominent Paterson physician of the early 20th century. Both the Fairhurst Silk Mill and the Savoy Shirt Company were in operation as late as 1931. Today, Rico Foods, Inc., a manufacturer and distributor of Caribbean-style foods, occupy the larger mill. The smaller mill is vacant.

Statement of Significance:

The Savoy Shirt Company/Fairhurst & Co. Silk Mill complex retains excellent integrity with few changes from its turn of the century appearance save for changes to the fenestration. In the mill yard, it retains the small powerhouse and stack that supplied power to the adjacent mill. The mill is a representative example of the scores of small silk mills and garment factories that were found throughout Paterson during its "Silk City" heyday.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Savoy Shirt Company is recommended eligible under Criterion C as a architecturally significant representative example of the planning of a small textile mill integrated into a residential setting.

Total Number of Attachments: 2

List of Element Names: Building #1 - Silk Mill
Joseph Fairhurst Silk Mill

Narrative Boundary Description:

The property boundary is tax block 3401, lots 8 and 9 as shown on the 2006 Paterson tax map accompanying this form.

Date Form Completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

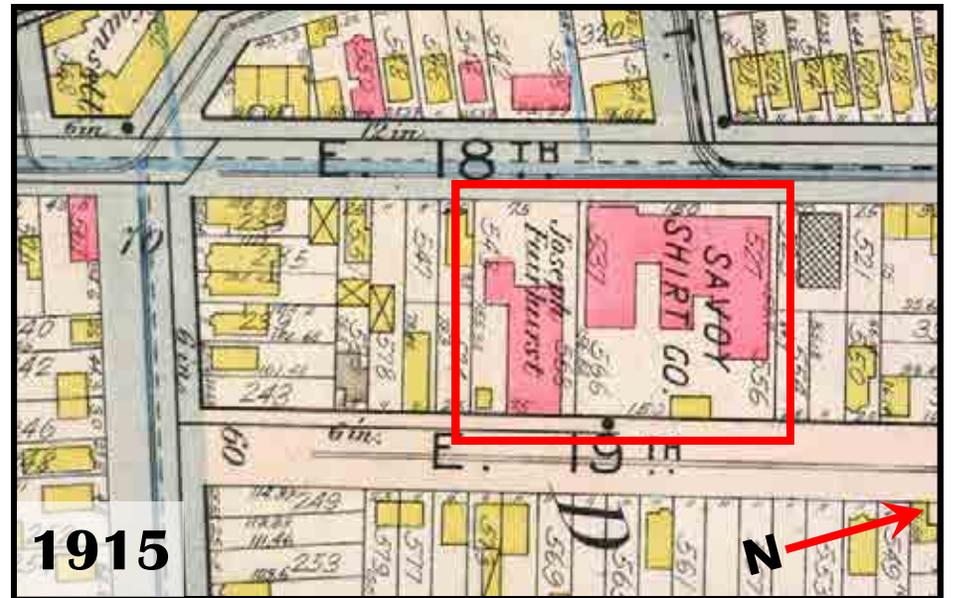
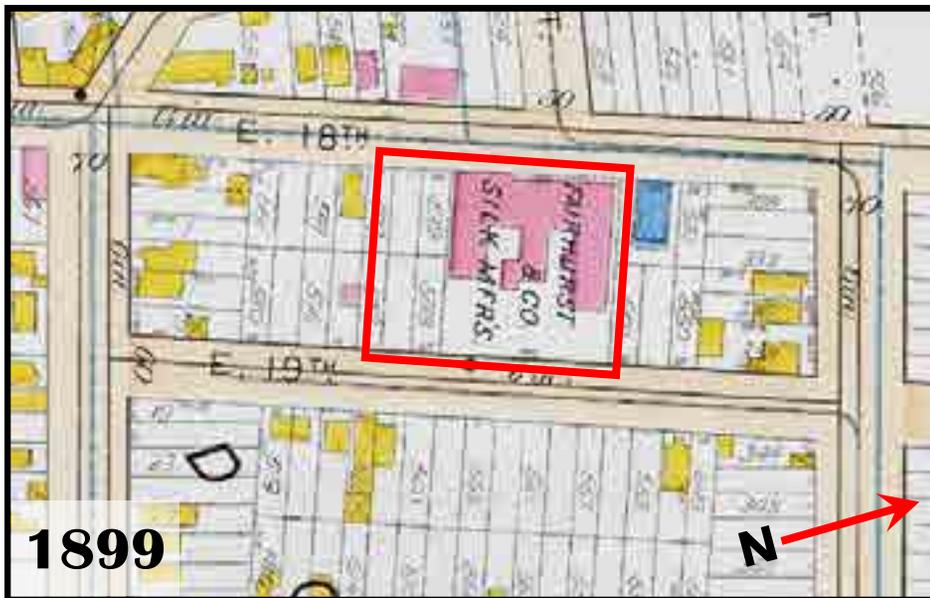
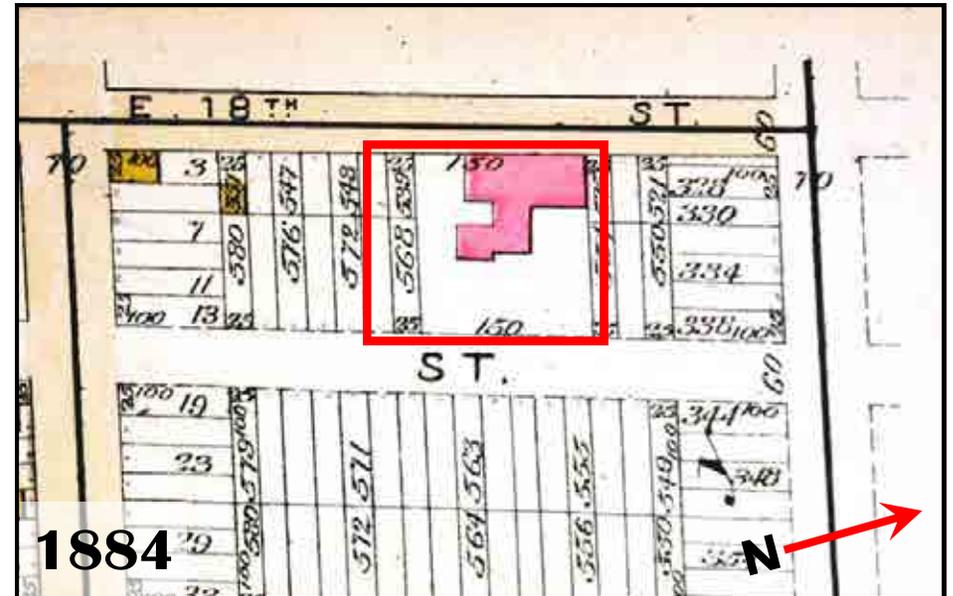
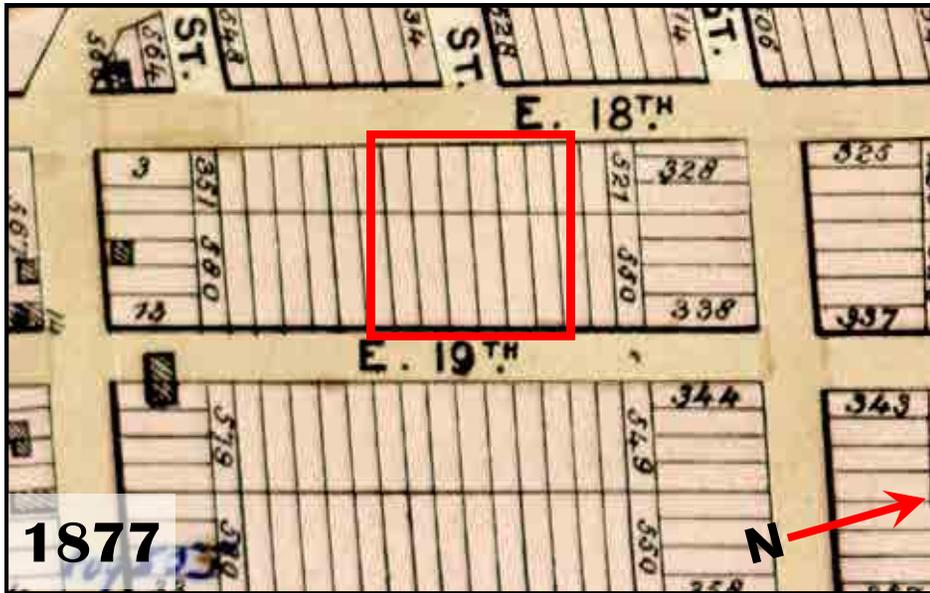
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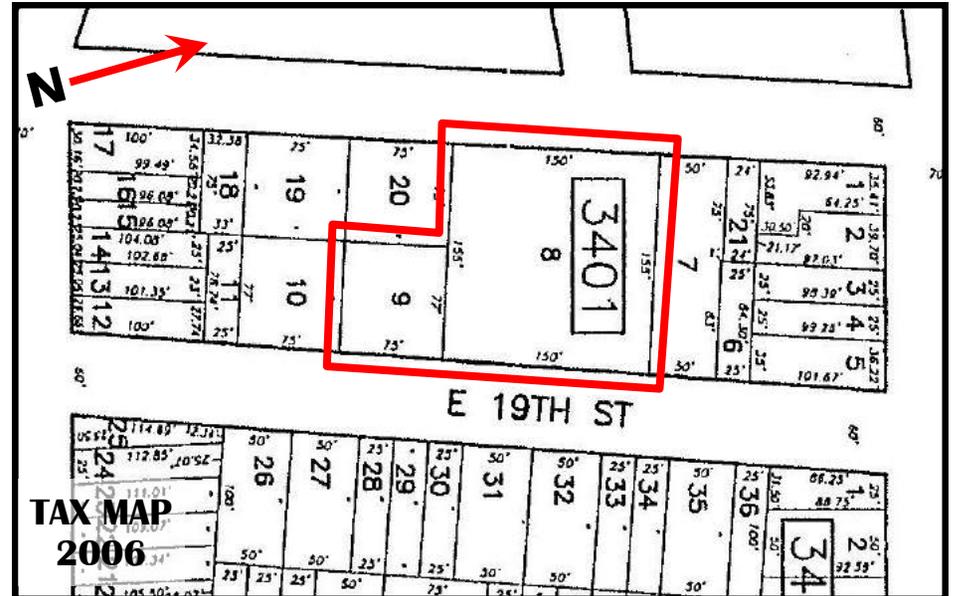
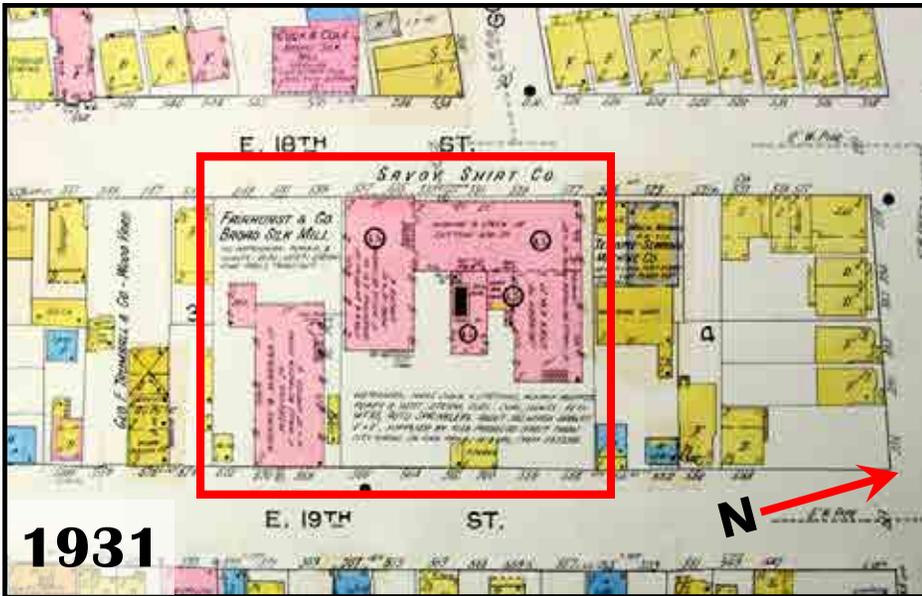
Page 6

(Primary Contact)

SAVOY SHIRT CO. / FAIRHURST & CO. SILK MILL
556-572 East 19th St., Paterson, NJ B 3401 L 08, 09
Site Development Maps 1877, 1884, 1899, 1915



SAVOY SHIRT CO. / FAIRHURST & CO. SILK MILL
 556-572 East 19th St., Paterson, NJ B 3401 L 08, 09
 Site Development Maps, 1931, 2006, 2010



SAVOY SHIRT CO. / FAIRHURST & CO. SILK MILL
556-572 East 19th St., Paterson, NJ B 3401 L 08, 09
Photographs, historic / contemporary



SAVOY 1: Oblique overview looking southwest from across East 19th St., showing three east gable ends of the complex.



SAVOY 2: View looking west of the northern-most mill, showing its east gable end, and the boiler house and square smokestack to the left of frame.



SAVOY 3: View looking west from East 19th St., showing the east gable end of the E-shaped mill complex.



SAVOY 4: oblique overview of north and west sides, looking southeast from across east 18th St.

SAVOY SHIRT CO. / FAIRHURST & CO. SILK MILL
556-572 East 19th St., Paterson, NJ B 3401 L 08, 09
Photographs, historic / contemporary



SAVOY 5: View of west side gable end of the south building, looking southeast from across east 18th St.



SAVOY 6: Oblique detail view of south side of south building, looking northeast from East 18th St..



FAIRHURST 1: View of façade of the Fairhurst Silk Mill, previously associated with the Savoy Shirt Co. complex seen in the background, right side.



FAIRHURST 2: oblique view of the Fairhurst Silk Mill, previously associated with the Savoy Shirt Co. complex.

SAVOY SHIRT CO. / FAIRHURST & CO. SILK MILL
556-572 East 19th St., Paterson, NJ B 3401 L 08, 09
Photographs, historic / contemporary



FAIRHURST 3: Oblique overview of the south side of the silk mill, looking north from the adjacent lot along East 18th St.



FAIRHURST 4: Oblique overview of the south and west elevations of the silk mill adjacent to the Savoy Shirt Co. seen at left frame. View looking northeast from vacant lot to the south.



FAIRHURST 5: View of the west side of the silk mill, looking northeast from East 18th St.

PROPERTY REPORT

Property ID: **-920788775**

Property Name: Sipp Machine Co. **Ownership:** Private
Address: 48-62 Warren ST **Apartment #:** **ZIP:** 07524

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	3005	1

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Sipp Machine Co. complex is a series of interconnected 1 to 3 story brick industrial structures occupying the western end of the block bounded by Warren and Keen Streets east of the Erie Railroad corridor. The complex developed during the first decade of the 20th century, largely reaching its current appearance by 1915 with two machine shops, two pattern shops, a japanning room, and a boiler house. A 2-story brick storehouse was built on Warren Street in the late 1910s or 1920s. There is later in-fill.

Setting:

The machine works is located at the western end of the block bounded by Warren Street on the north, the Erie Railroad on the west, and Keen Street on the south. To the east of the machine works are additional brick industrial buildings that were built in the early 20th century to house the bleachery and a silk mill of the Ashley-Bailey silk company and were later part of the General Piece Dye Works and Royal Silk Mills. The setting is mixed-use, historically developing in the early 20th century with mills located near the railroad corridor and residential buildings located to the east of the mills. To the north of Sipp was the Ashley-Bailey Silk Company, later known as the Washington Piece Dyeing Company, a surveyed property. To the south was the Peerless Plush Company complex, which has since been razed for modern apartment buildings.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-920788775

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	"Small Steam Engines and Boilers." Machinery (July 1898), p. 366.	1898	
(None Listed)	"Patent for Sale." The Horseless Age (March 6, 1901), p. 35.	1901	
(None Listed)	"Grant Sipp." Google Patents [Accessed Sept. 2012].		
Davison Publishing Co.	Davison's Textile Catalogues	1934	
(None Listed)	"The Sipp Horizontal Warper." American Silk Journal. Sept. 1924	1924	
(None Listed)	"An Ideal Winder for Rayon." Silk. March 1927.	1927	
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Muellers, A. H.	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 2

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-920788775

Organization: Hunter Research, Inc.

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0	Building	0	Bridge
0	Structure	0	Landscape
0	Object	1	Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and mill yard)

Conversion Problem? ConversionNote: 28

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-920788775

Page 3

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 48-62 Warren Street

Historic Name: Sipp Machine Company

Present Use: Industrial, light industrial

Historic Industry: Machine Manufacture (All types)

ConstructionDate: 1900

Source:

Construction Start Date: 1900

Construction End Date: 1930

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 190 **Stories:** 3

Structural System:

Width: 140 **Bays:** 17

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The Sipp Machine Company complex has two street-facing elevations: south on Keen Street and north on Warren Street. The west elevation abuts the elevated tracks of the Erie Railroad. The south elevation on Keen Street appears to have historically served as the main entrance with an office at the southwest corner and machine shop to the east of the office. The north elevation on Warren Street was originally the rear of the shop yard with a series of frame buildings for painting and storage, but these were replaced in the late 1910s or 1920s by a street-facing storehouse.

The office 2-story, 5-bay, flat-roofed brick office facing on Keen Street has a brick parapet forming a pediment with a stone coping and a plaque with the company's name, "Sipp Machine Company". The windows have stone lintels and sills but have been in-filled with stucco. Between the first and second stories, the façade is relieved by rectangular panels formed by patterns of brick stretchers set on end with stone blocks at the corners. The office door, located in the 2nd bay from the west, has been in-filled with brick but the stone stoop and lintel remain. A rolling metal loading bay door has been placed in the eastern bay.

The 3-story, 12-bay, flat-roofed, brick machine shop facing on Keen Street has stepped parapets, corbelled brick cornice, buttressed pilasters between the window bays, and segmentally arched windows. Wood window frames and 2/2/2 sash remain in the 2nd and 3rd floor windows, although the glass has been removed and replaced by an opaque material. The windows and doors on the first floor have been in-filled with stucco. A loading bay and rolling metal garage door has been added in the 3rd bay from the west.

In addition to the above two sections of the machine works facing on Keen Street, there are a number of inaccessible interior spaces including two former pattern shops, another machine shop, and a boiler house. The Warren Street elevation was originally the rear of the plant. The 4-bay, 2-story brick building with the name "Sipp Machine Co." painted on the parapet and window openings in-filled with stucco was built in the late 1910s or 1920s as a storehouse. The 1-story structures to its east and west are post-1950 infill.

Interior Description:

The interior was not accessible at the time of survey.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

-920788775

Organization: Hunter Research, Inc.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to	Window modifications and infill

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Grant Sipp	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-920788775

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ELIGIBILITY WORKSHEET - Properties

Property ID -920788775

History:

The Sipp Machine Company was established in the late 19th century by Grant Sipp, a Paterson machinist of whom very little is currently known. In the late 1890s, Sipp advertised for sale kits and castings for small steam and internal combustion engines. He also took out a patent for a silk winding machine in 1898 and a patent for a steam-powered air pump and compressor in 1900, advertising its simplicity of use in carriage houses. By the mid-1900s, Sipp had apparently focused his business on silk textile machinery; between 1908 and 1927, he took out more than 20 patents, most of them related to improvements in winding machines, reeling engines, and warping and beaming machines used to prepare and wind silk thread for weaving. Sipp regularly advertised these machines in silk trade journals promoting improvements that increased their speed and efficiency of operation. In the late 1920s, Sipp began adapting the machinery to synthetic fibres, including rayon. The works for building Sipp machinery was constructed after 1899 and had reached its present-day extent along the Keen Street and Erie Railroad frontages by 1915. The Warren Street frontage was developed in the late 1910s or 1920s. Prior to 1934, the Sipp Machine Company merged with the Eastwood Machine Company, another prominent Paterson manufacturer of silk machinery, established by Benjamin Eastwood in 1879 with its machine works located at 302-08 Straight Street. The firm continued in operation under the Sipp-Eastwood Corporation name at least until the early 1950s.

Statement of Significance:

The Sipp Machine Company illustrates the continued traditions of machine building and metal works in Paterson that began with the S.U.M. in the early 19th century and was perpetuated well into the 20th century by highly skilled machinists such as Grant Sipp. The company's history also illustrates the close relationship of the machine-building industry to the textile industry. The patents taken out by Sipp were innovative in meeting the needs of the silk industry for speedier and more efficient warping and winding machines, which were critical to producing quality broad silks. Architecturally, the Sipp Machine Works is a significant and complete representative example of an early 20th century machine works complete with machine shops, pattern shops, boiler house and office.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Sipp Machine Company is recommended eligible under Criterion A as an important manufacturer of silk machinery and one of Paterson's prominent machine builders carrying on the tradition of specialty metal works in the late 19th and early 20th centuries. The complex is also recommended eligible under Criterion C as an important representative example of the planning and layout of an early 20th century machine works.

Total Number of Attachments: 1

List of Element Names: Sipp Machine Company

Narrative Boundary Description:

The property boundary is block 3005, lot 1 as shown on the accompanying 2006 tax map of Paterson.

Date Form Completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

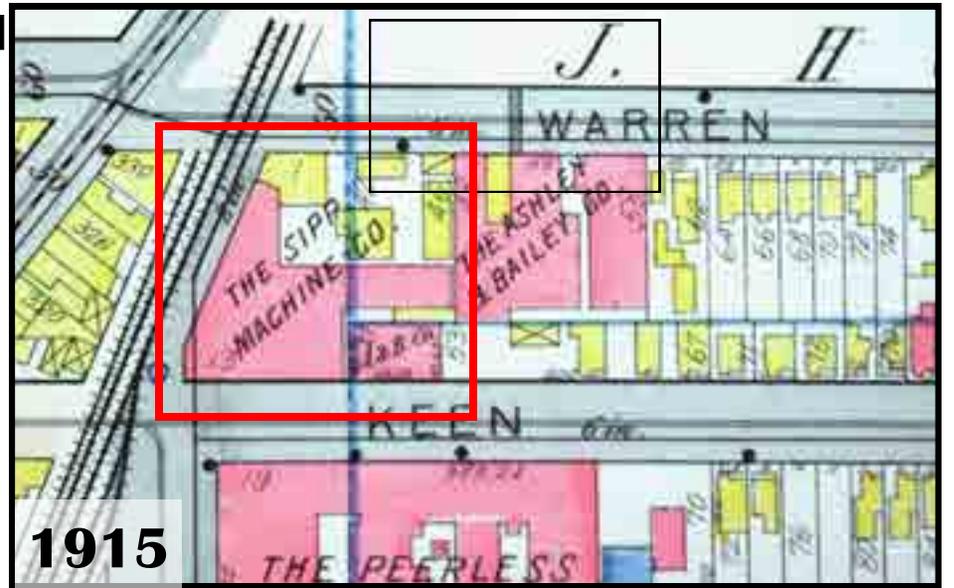
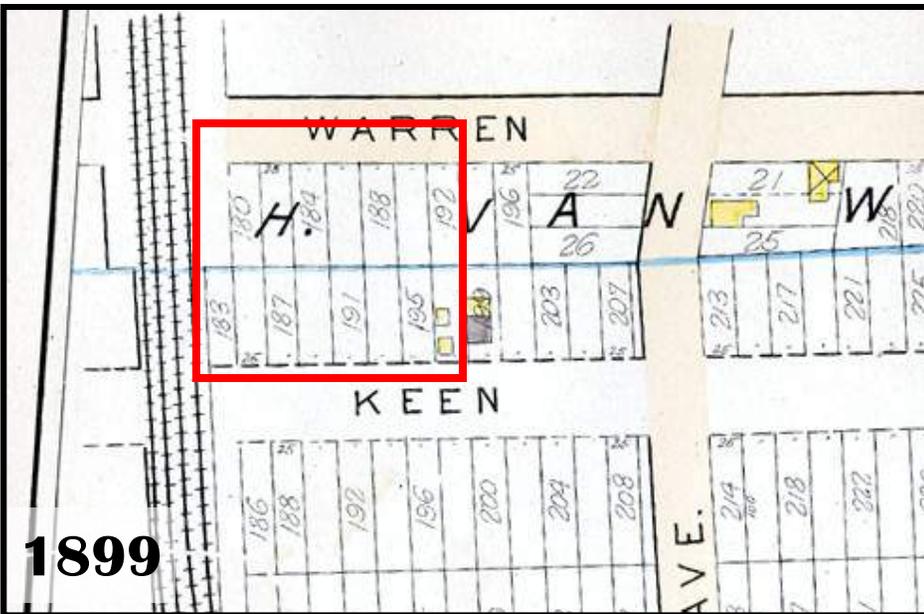
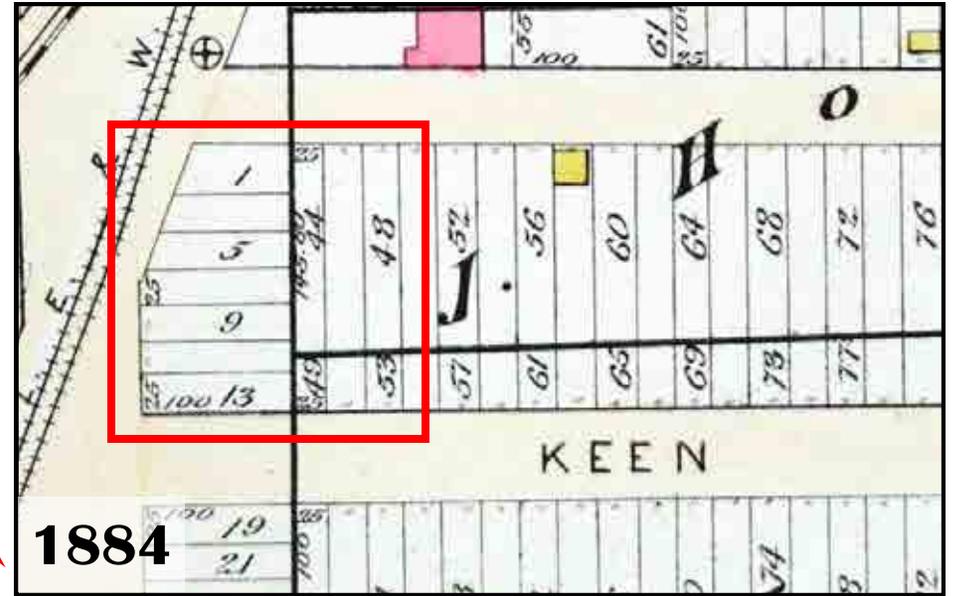
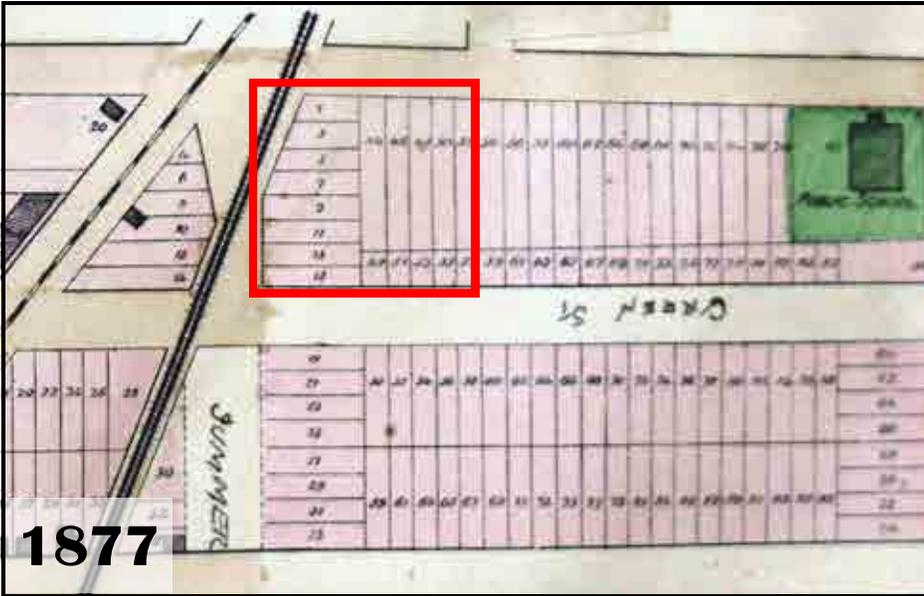
Property ID:

(Primary Contact)

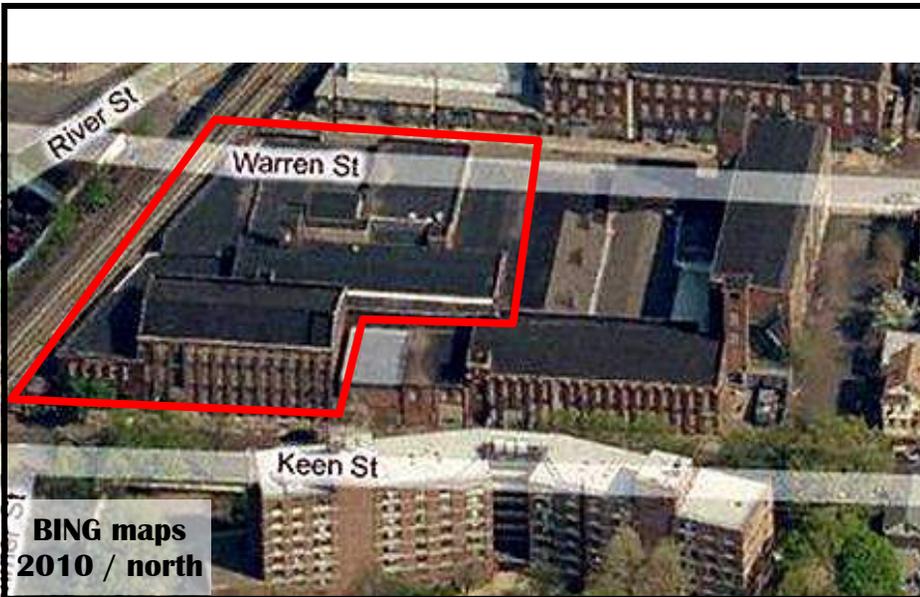
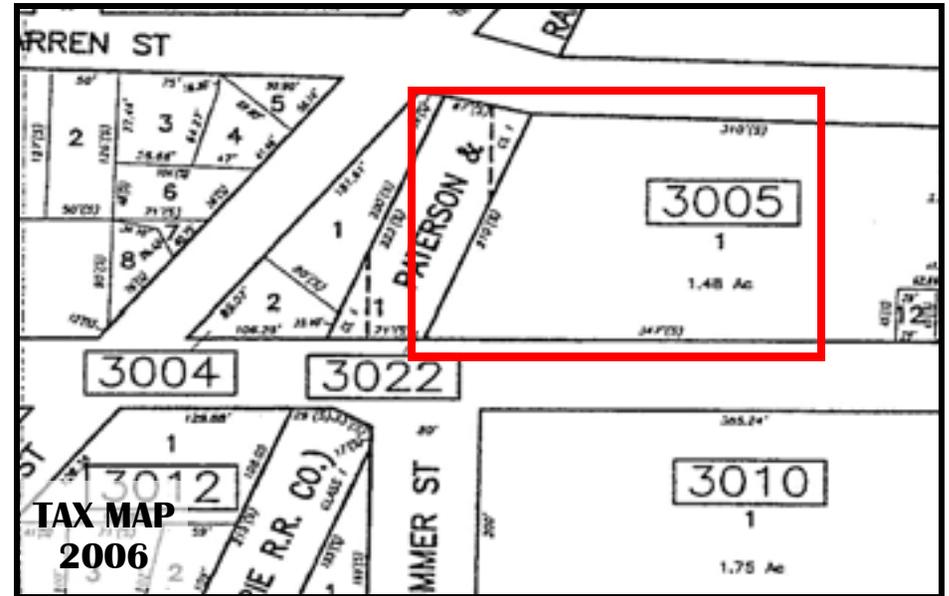
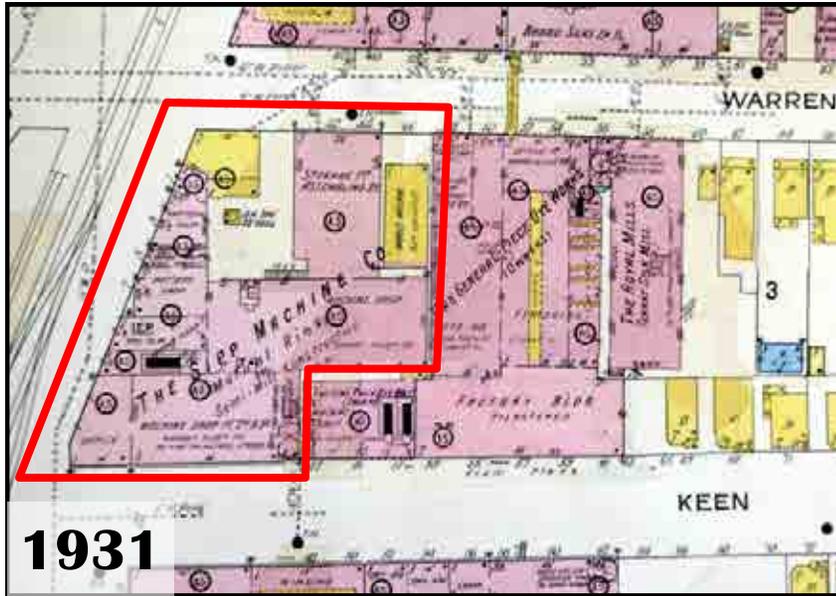
-920788775

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SIPP MACHINE CO.
48-62 Warren St., Paterson, NJ B 3005 L 01
Site Development Maps 1877, 1884, 1899, 1915



SIPP MACHINE CO.
48-62 Warren St., Paterson, NJ B 3005 L 01
Site Development Maps, 1931, 2006, 2010



SIPP MACHINE CO.
48-62 Warren St., Paterson, NJ B 3005 L 01
Photographs, historic / contemporary



SIPP 1: View of façade of Office Building, looking northwest from Keen St.



SIPP 2: detail view of cast concrete name entablature mounted on façade of Office Building



SIPP 3: oblique overview Machine Shop, looking northeast from Keen St. This building is adjacent to the Office Building.



SIPP 4: detail view looking north from Keen St. showing the south elevation of the Sipp Machine Shop.

SIPP MACHINE CO.
48-62 Warren St., Paterson, NJ B 3005 L 01
Photographs, historic / contemporary



SIPP 5: Oblique overview of the Sipp Machine Shop, looking northwest from across Keen St. Features of note are its stepped pilasters, cornice corbelling, and stepped parapet. The Sipp Office Building is adjacent to the shop at right frame.



SIPP 6: Oblique overview looking east along Warren St. showing the façade of the Storage / Assembly building at center, loading dock and other ancillary buildings at right frame.



SIPP 7: Façade of Storage/Assembly building, looking south from across Warren St.

PROPERTY REPORT

Property ID: **1717963010**

Property Name: Susquehanna Silk Dyeing Company (De Gise Silk Dyeing) **Ownership:**
Address: 196-202 E 16th ST **Apartment #:** **ZIP:**

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	2810	6

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Susquehanna Silk and Dyeing Company is a 1- and 2-story, stuccoed brick dye house that was established circa 1910 with one brick building and expanded into its current footprint and massing by the end of the 1920s. Perhaps the most interesting features of the works are its two brick smokestacks, one attached to a freestanding corrugated-metal steam plant, located on the north side of 7th Avenue.

Setting:

The dye works is located on an L-shaped lot occupying the northern half of the block bounded by East 16th Street on the east, 7th Avenue on the north, and East 15th Street on the west. An associated steam plant is located across the street at the northeast corner of 7th Avenue and East 15th Street. The former New Standard Aircraft Company factory, another surveyed property, occupies the southern half of the block. The urban setting is mixed-use with the adjacent blocks primarily early 20th century residential in character. The rail line of the New York, Susquehanna & Western RR is located two blocks to the west.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1717963010

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

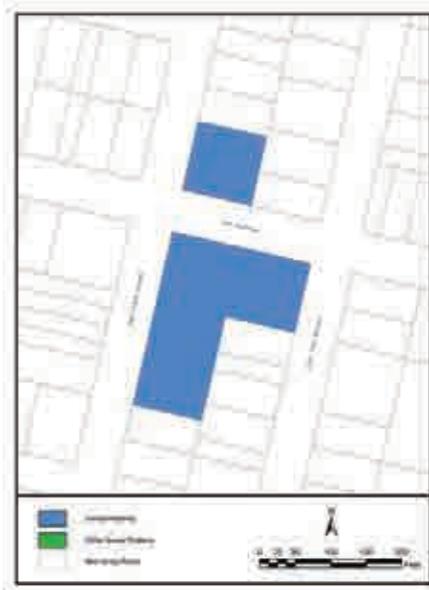
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Heusser, Albert H.	A History of the Silk Dyeing Industry in the United States	1927	
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A. H.	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

1717963010

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 2 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and mill yard)

Conversion Problem? ConversionNote: Null

Date form completed: 9/26/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

1717963010

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 196-202 East 16th Street

Historic Name: Dye House - Susquehanna Silk and Dyeing Company

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1910

Source:

Construction Start Date: 1910

Construction End Date: 1930

Building ID:

Style: Vernacular?

Exterior Finish Materials: Stucco

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 200 **Stories:** 2

Structural System:

Width: 225 **Bays:** 14

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The dye house is a 2-story, stuccoed brick complex with a 200 ft. x 225 ft. ell-shaped plan. The façade, which faces north on 7th Avenue, has four phases of construction; east to west these are 1). a 7-bay, 2-story, side-gabled section, built ca. 1920 with the bays articulated by pilasters. The façade has only one non-original metal door and two small single-pane windows at the second story, evidence of original fenestration being covered by stucco; 2). a 2-bay, 2-story section with stepped parapet, built ca. 1910 and the dye house's office, also with modern metal doors and small single-pane windows; 3). a 2-bay, 2-story, monitor-roofed section with a modern metal cornice with non-original roiling metal garage door and 4). a 3-bay, 2-story, monitor-roofed section, built ca. 1920 with the bays articulated by pilasters and 2 small non-original windows. The dye house's western elevation on East 15th Street is 2 stories with a large loading bay adjacent to a 1-story addition that was built as a warehouse in the 1920s. A 100-ft. tall, yellow-brick smokestack, historically associated with the dye house's steam plant, is located near the center of the dye house complex. The smoke stack has the name "BRYANT" painted on it but underneath the paint the name "DE GISE" is spelled out in a darker colored brick.

Interior Description:

The interior was not available for inspection. According to the 1931 Sanborn map, the building housed dyeing operations and a warehouse

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1950 to 2000	Stucco and window modifications

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1717963010

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 196-202 East 16th Street

Historic Name: Steam Plant - Susquehanna Silk and Dyeing Company (De Gise Dyeing Co.)

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1940

Source:

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Metal, Steel--Corrugated

Physical Condition: Fair

Foundation Materials:

Remaining Historic Fabric: High

Roof Finish Materials:

Length: 60 **Stories:** 2

Structural System:

Width: 95 **Bays:** 4

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The steam plant, built ca. 1940, is a 2-story, 4-bay, corrugated-metal clad, monitor-roofed building with a 1-story shed roof addition of off its west gable end. Windows throughout are multi-light steel sash with horizontal pivot casements. The redbrick smoke stack, approximately 100 ft. tall, has the company name "BRYANT" painted on it.

Interior Description:

The interior was not available for inspection. It is currently being used as an automobile repair shop.

Alteration Dates:

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 5

**Principal
Investigator:** Patrick Harshbarger

(Primary Contact)

1717963010

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 1717963010

History:

The silk dye works at East 16th Street and 7th Avenue was established ca. 1910 on a previously undeveloped tract by dyer Joseph De Gise. The works carried on a general business in dyeing skeins, piece goods and ribbons. Mueller's 1915 map of Paterson indicates that the original works was a brick building located just east of the 7th Avenue and East 15th Street intersection, and that this section of the dye house, which survives, is the oldest part of the works. Prior to 1927, the De Gise Dye Works was purchased by the Susquehanna Silk Mills of Sunbury, Pa., probably to dye the skeins produced at its throwing mills in Sunbury. Mr. De Gise was retained as the superintendent of the renamed Susquehanna Silk & Dyeing Company. During the 1920s, the works was greatly expanded with a 2-story dye house and steam plant added to the east of the original dye house. The original ca. 1910 dye house was also expanded to the west. By 1931, the works occupied the entire south side of 7th Avenue between East 15th and 16th Streets, but the Sanborn map published that year notes that the plant was not in operation, suggesting it had fallen on the hard economic times of the Great Depression. The plant, however, appears to have recovered, and may have been resurrected by Mr. De Gise since by 1950 it was operating as the De Gise Finishing Company and Susquehanna's involvement appears to have terminated. A second steam plant was added across 7th Avenue at the corner of East 15th Street, probably in the 1940s, but no later than 1953. Why the mid-sized dye house would have required a second steam plant is not exactly clear but it is a distinctive, character-defining feature of the works. It is presumed that a company with the name of Bryant took over the De Gise works after 1950 by evidence of the name painted on the smokestacks, but reference to a Bryant company was not found in the sources used for this study or through a general Internet search. The works are currently occupied by Pumping Solutions, a New York-area based company that services and installs pumps in commercial and industrial real estate. Pumping Solutions was established in 1996.

Statement of Significance:

The Susquehanna Silk and Dyeing Company works is a significant representative example of mid-sized dye house architecture and steam plant layout as it developed during the first third of the 20th century. Its location within a predominantly early 20th century residential setting and location away from the Passaic River corridor, the historic center of Paterson's silk dyeing industry, illustrates how the silk dyeing industry grew to become interwoven with the city's urban fabric. The improvement of municipal water and sewer systems allowed the dyers to occupy sites away from the river that in the prior century would not have been suitable due to the problems of acquiring water and disposing of dye waste. Silk dyeing historian Albert H. Heusser noted in 1927 that Paterson "being far in the lead of any competitive silk center, ... naturally witnesses from year to year new and transient comings and goings in the field of silk dyeing" (p. 357). Some individual dyers, such as Joseph De Gise, were, however, able to persist over relatively long periods of time in this economically competitive environment, even after many of the silk weaving mills had closed in the 1930s.

Eligibility for New Jersey and National Registers: Yes No National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Susquehanna Silk Dyeing Company is recommended eligible under Criterion C as an important representative example of an early 20th century dye works complete with smokestacks and two steam plants.

Total Number of Attachments: 2

List of Element Names: Dye House
Steam Plant

Narrative Boundary Description:

The property boundary is block 2810, lot 6, as shown on the 2006 Paterson tax map accompanying this form.

Date Form Completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

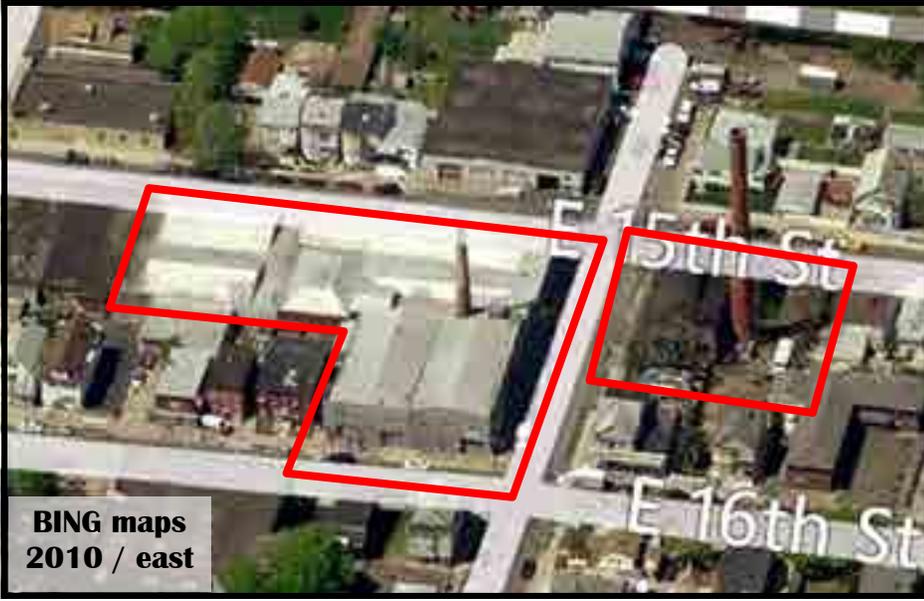
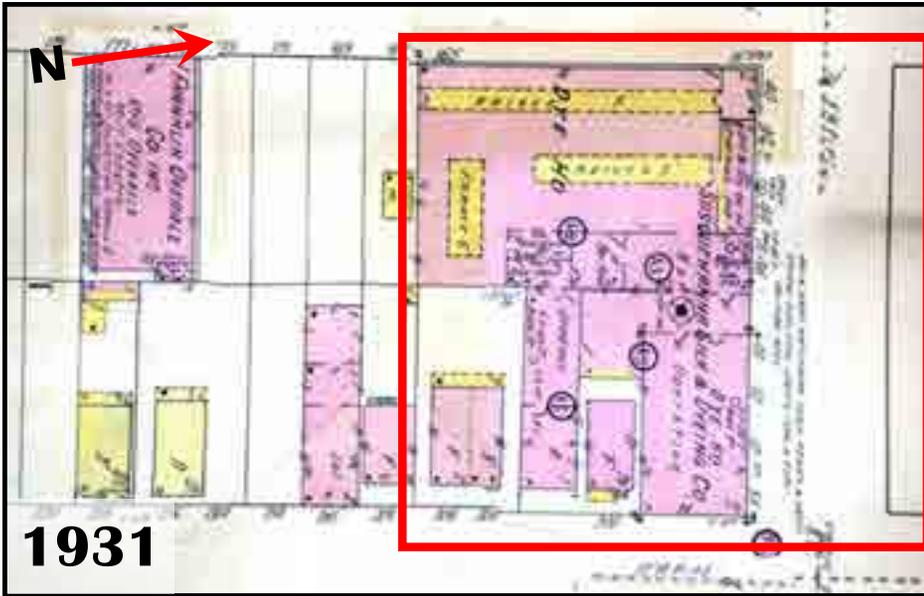
Property ID:

1717963010

Page 6

(Primary Contact)

SUSQUEHANNA SILK & DYEING CO.
 196-202 East 16th St., Paterson, NJ B 2810 L 06
 Site Development Maps, 1931, 2006, 2010



BING maps
2010 / east

BING maps
2010 / south

SUSQUEHANNA SILK & DYEING CO.
196-202 East 16th St., Paterson, NJ B 2810 L 06
Photographs, historic / contemporary



SUSQUEHANNA 1: Oblique overview of complex looking southwest from corner of 16th St. and 7th Ave.



SUSQUEHANNA 2: View of east elevation of Dye House running the 7th Ave. block between 15-16th St., looking from across 16th St.



SUSQUEHANNA 3: View of east elevation of service building adjacent to Dye House, looking southwest from across 16th St..



SUSQUEHANNA 4: oblique overview of north elevation of Dye House running the 7th Ave. block between 15-16th St., looking from across corner of 16th St. and 7th Ave.

SUSQUEHANNA SILK & DYEING CO.
196-202 East 16th St., Paterson, NJ B 2810 L 06
Photographs, historic / contemporary



SUSQUEHANNA 5: oblique overview of north elevation of Dye Houses running the 7th Ave. block between 15-16th St., looking from across corner of 15th St. and 7th.



SUSQUEHANNA 6: oblique overview of west elevation of Dye House running the along 15th St., looking southeast from across corner of 15th St. and 7th.



SUSQUEHANNA 7: Oblique overview looking northeast showing the Boiler House / Steam Plant likely added to the Susquehanna operation during a plant expansion in the 1940s.



SUSQUEHANNA 8: Detail showing full height of the Susquehanna smokestack, looking southeast from 7th Ave.

SUSQUEHANNA SILK & DYEING CO.
196-202 East 16th St., Paterson, NJ B 2810 L 06
Photographs, historic / contemporary



SUSQUEHANNA 9: overview looking north from across 7th Ave. showing the Boiler House / Steam Plant's south side.



SUSQUEHANNA 10: overview looking east from across 15th St. showing the Boiler House / Steam Plant's west side.



SUSQUEHANNA 11: view looking northwest from across 7th Ave. showing the Boiler House / Steam Plant's south side.



SUSQUEHANNA 12: Detail showing full height of the Steam Plant smokestack, looking north from 7th Ave.

PROPERTY REPORT

Property ID: **1170015032**

Property Name: Washington Piece Dyeing & Finishing Company (Ashley-Bailey Silk Co.) **Ownership:** Private
Address: 48-56 Putnam ST **Apartment #:** **ZIP:** 07524
Nearest cross street: River **Second cross street:** Warren
Distance to property: 0 ft **Compass Direction:** 270 degrees

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	2901	1, 2, 13

Property Photo:



Old HSI Number:

NRIS Number:

HABS/HAER Number:

Description:

The Washington Piece Dyeing company complex was begun in 1880 as the Ashley-Bailey Silk Company, which expanded the complex to its current footprint by approximately 1910. The company went out of business by 1915 and the plant, which consisted as a series of interconnected 2 to 3 story brick textile mills and additions was broken up into a series of tenant mills, the most prominent of which was Washington Piece Dyeing at the western end of the block. The complex presents itself as a series of closely interconnected buildings (aka workspaces) with mid-20th-century infill. The only accessible elevations are those facing Warren Street on the south and Putnam Street on the north.

Setting:

The industrial complex is located on the western half of the block bounded by Warren Street on the north, the Erie Railroad corridor's elevated tracks on the west, and Warren Street on the south. Historically, the setting developed as a mixed-use neighborhood of mills and workers' housing with the mills generally set within a block or two of the Erie Railroad corridor. Immediately south of the Washington Piece Dyeing Company is the Sipp Machine Company complex.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 1

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1170015032

Organization: Hunter Research, Inc.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:
Local Designation:
Other Designation:
Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
(None Listed)	"Fire Destroys Silk Mill." New York Timies, Jan. 31	1904	
(None Listed)	Ashley & Bailey Silk Mill, West York, Pa. National Register Nomination.	2010	
Nelson, William	History of Bergen and Passaic Counties, New Jersey.	1882	
Heusser, Albert H.	A History of the Silk Dyeing Industry in the United States	1927	
Scranton, Philip	Silk City	1987	
Hyde, E. B.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
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Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1887	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1899	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 2

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1170015032

Organization: Hunter Research, Inc.

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0	Building	0	Bridge
0	Structure	0	Landscape
0	Object	1	Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and mill yard)

Conversion Problem? ConversionNote: 27

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1170015032

Page 3

(Primary Contact)

INDUSTRIAL BUILDING ATTACHMENT

Common Name: Washington Silk Dyeing and Finishing (Warren and Putnam Streets)

Historic Name: Ashley & Bailey Silk Company

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1880 **Source:** Maps

Construction Start Date: 1880 **Construction End Date:** 1910

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Fair

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 400 **Stories:** 3

Structural System:

Width: 220 **Bays:** 45

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

This interconnected industrial complex, originally a silk mill and silk dye works, developed within its current footprint between 1880 and 1900 as a series of attached buildings and workspaces. Today, the principal visible facades are on the north side of Warren Street and the south side of Putnam Street, with the interior spaces and the east and west elevations inaccessible due to adjacent development and infill. This form describes the two facades, working west to east along Warren and Putnam Streets. A chronology of development is based on atlas maps dating from the late 1870s to early 1930s.

At the west end of the Warren Street façade is a 1-story, 13-bay, monitor-roofed brick building that was built between 1900 and 1914 as a dye house. Most windows on this and all subsequently described elevations have segmentally arched lintels and stone sills. Window openings have been uniformly infilled with stucco with loss of original frames and sashes. There are also numerous modern rolling metal loading bay doors added at ground level.

Abutting the east end of the previously mentioned dye house is a 3-story, 5-bay brick mill that represents the earliest section of the complex, built in 1880 as a silk mill. It has segmentally arched windows with stone sills with the center bay occupied by mill doors and a hoist. The next section to the east is a 3-story, 9-bay, side-gabled brick mill that was built between 1889 and 1899 for weaving and winding of silk. It has a corbelled cornice and segmentally arched windows. Preceding eastward, the next 3-story, 4-bay, front gabled mill was built between 1889 and 1899 for weaving of silk. Finally, at the eastern end of the façade is a 3-story, 13-bay, brick mill with an ell-shaped plan forming a courtyard off of Warren Street. Within the courtyard is a loading dock with canopy. This mill was built between 1889 and 1899 for weaving and "card cutting," probably referring to the design and punching of jacquard loom cards.

Moving to the west end of the Putnam Street façade at the corner of Putnam and River Streets is a 2-story, 4-bay, side-gabled building that was the office, which included housed vaults for storing the of silk. Moving eastward from the office is a 3-story, 4-bay, front-gabled mill with overhanging eave that is the north end of the original 1880 Ashley and Bailey silk mill. Continuing eastward is a 2-story, 6-bay, side-gabled building that was built between 1889 and 1899 for finishing and folding. Next to the east is a 1-story, 3-bay brick building with stepped parapet, built between 1900 and 1915 as a machine shop. At the east end of the façade is a 3-story, 3-bay, front-gabled building that is the north end of the a silk mill built between 1889 and 1899 for weaving.

Not itemized in the above are several interior buildings that were not accessible to surveyors but that are visible in aerial photos and

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

1170015032

Organization: Hunter Research, Inc.

shown on historic maps. These include a boiler house and a series of a monitor-roofed buildings facing on the Erie Railroad corridor. These buildings were built between 1915 and 1931, as well as an inner courtyard that was infilled after 1931.

Interior Description:

The interior was not available for inspection.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		1950 to 2000	Infill of mill yard and window modifications

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1170015032

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(Primary Contact)

ELIGIBILITY WORKSHEET - Properties

Property ID 1170015032

History:

The complex, now commonly known as the Washington Piece Dye Works, was historically the Ashley & Bailey Silk Mill, established in 1880 and closed about 1915 before being taken over by the Washington Piece Dye Works and a number of other smaller tenants. Peter Bailey, a native of Macclesfield, England, became involved in the silk industry as a boy and when he immigrated to Paterson, working for John Ryle, a man commonly known as the father of Paterson's silk industry. Bailey partnered with Dwight Ashley in 1873, with each man working a loom from a small room on Straight Street. As they increased their business, the partners relocated within Paterson several times before settling on a site on Warren Street near the River Street crossing of the Erie Railroad. There in 1880, they constructed a mill powered from an engine disconnected from the building, but still within the mill property. Shortly after Ashley & Bailey occupied their new mill, a tornado unroofed the building and caused significant damage to the walls. Undeterred, however, Ashley & Bailey quickly repaired the damaged and began adding to the mill complex. The Ashley & Bailey mill was constructed purely for the weaving of goods, with other silk manufacturing processes, i.e. the throwing of silk, carried out at their Fort Plain, N.Y. mill. By 1881 200 employees operated over 30 looms and saw to other tasks about the mill. They also built a silk mill in Marietta, Pa. in 1897, and in West York, Pa. in 1899, and had opened a mill in North Carolina by 1904. The mill at Warren and Putnam Street in Paterson caught fire in 1904 and was nearly destroyed with the exception of the ribbon-weaving department. The extent of the damage is not known, but it appears from historic maps that the footprints of the older mills were retained, suggesting that at a minimum the masonry shells were reused.

Silk weavers struck the Ashley & Bailey mill in 1913, ranking among their grievances the outsourcing work to cheaper labor markets in Pennsylvania and North Carolina. Following the strike, Ashley & Bailey appears to have determined to close its Paterson mill. In 1915, the mill was listed as closed and partially disassembled with a number of the buildings labeled as "machine storage." This suggests that Ashley & Bailey was planning to remove looms and dyeing equipment, probably from Paterson to another mill. By 1915, the two easternmost buildings in the complex had already been leased out or sold to the Argola Silk Company.

About 1918, the Washington Piece Dyeing & Finishing Company occupied the western part of the former Ashley & Bailey plant. Washington was chiefly owned by Herman Geller, a German immigrant, who carried out a general trade in silk dyeing and finishing. There were some improvements made to the works, chiefly in the construction of the monitor-roofed dye houses at the western end of the works. In the 1920s, Geller also opened another plant at the intersection of 1st and Madison Avenues. Washington continued in operation at least until the early 1930s.

Statement of Significance:

The mill complex, which operated as the Ashley & Bailey silk mills from 1880 to circa 1915 and as the Washington Piece Dyeing & Finishing Company from circa 1918 to at least 1931, is a significant example of mill architecture. It illustrates how silk mills rapidly expanded in the 1880s to 1900s through repetition of the basic textile mill form in order to meet increased market demand. It is also historically associated with one of Paterson's important silk weaving firms that led in the outsourcing of weaving to Pennsylvania and southern mills in the late 1890s, setting up conditions for labor unrest that culminated in the strike of 1913. After the strike, Ashley & Bailey closed the mill, illustrating the response of the larger silk companies to labor conditions in Paterson. The mill was subsequently associated with the Washington Piece Dyeing & Finishing Company, which illustrates the persistence and even growth of this sector of the silk industry in Paterson after the strike.

Eligibility for New Jersey and National Registers: Yes No National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Washington Piece Dyeing & Finishing Company (Ashley & Bailey Silk Mill) is recommended eligible under Criterion C as an intact and significant example of a ca. 1880-1900 silk weaving mill built and operated by the Ashley-Bailey Silk Company. The mill is also eligible under Criterion A for its association with the patterns of development of Paterson's silk industry and the break-up of integrated mills into tenant mills carrying out discrete operations like weaving and dyeing. It is also associated with the strike of 1913 and the outsourcing of work to Pennsylvania and the South, one of the grievances of the labor movement.

Total Number of Attachments: 1

List of Element Names:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

1170015032

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(Primary Contact)

Narrative Boundary Description:

The property is block 2901, lots 1-2, 13, as shown on the 2006 Paterson tax map accompanying this form.

Date Form Completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

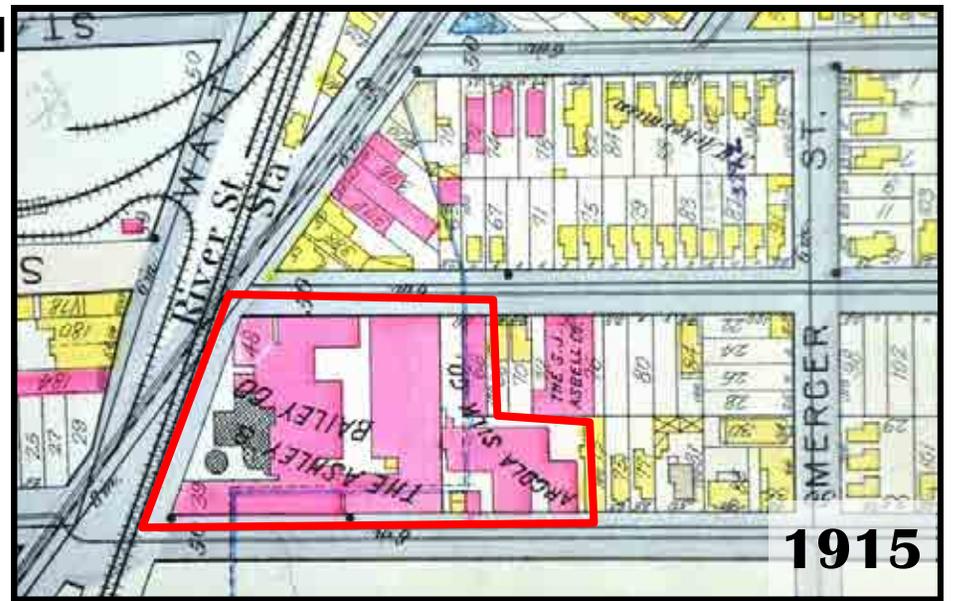
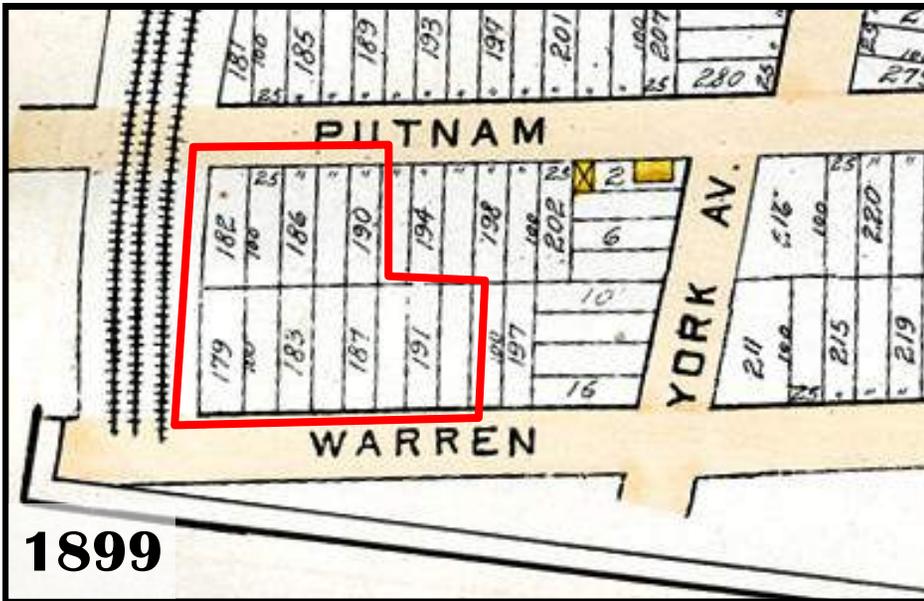
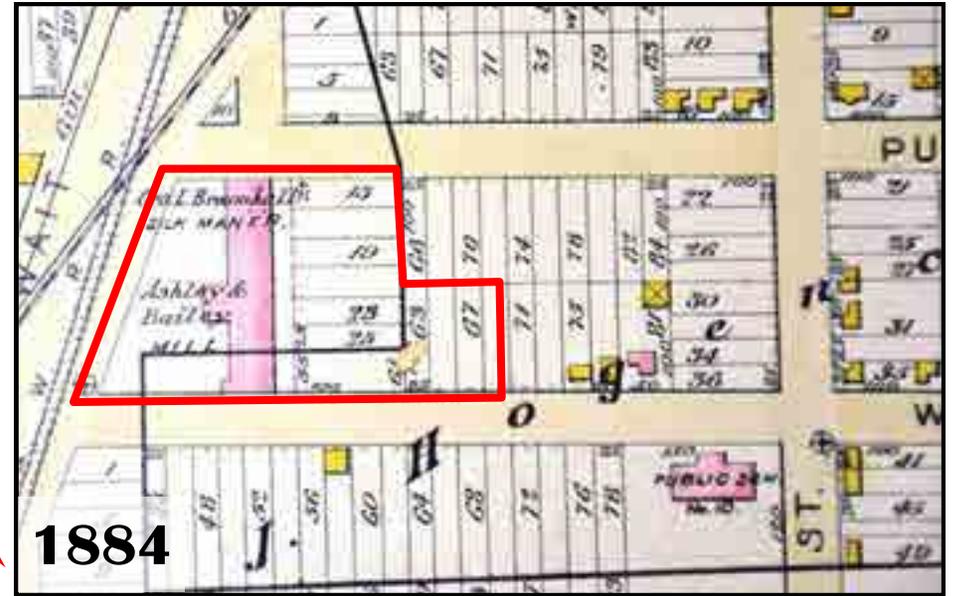
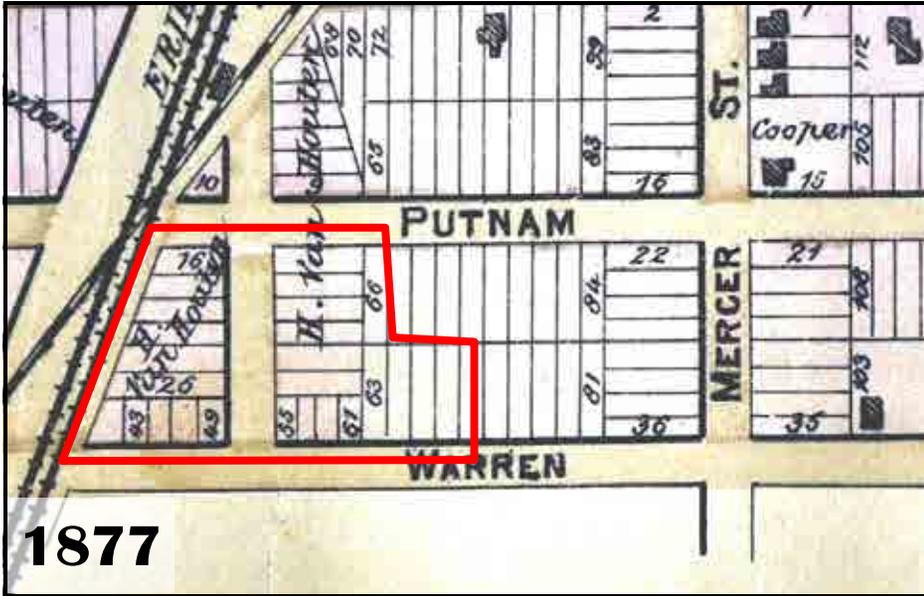
1170015032

(Primary Contact)

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ASHLEY & BAILEY SILK COMPANY
(WASHINGTON SILK DYEING & FINISHING)

Various addresses, Warren St & Putnam St, Paterson, NJ
B 2901 L 01, 02, 13
Site Development Maps 1877, 1884, 1899, 1915

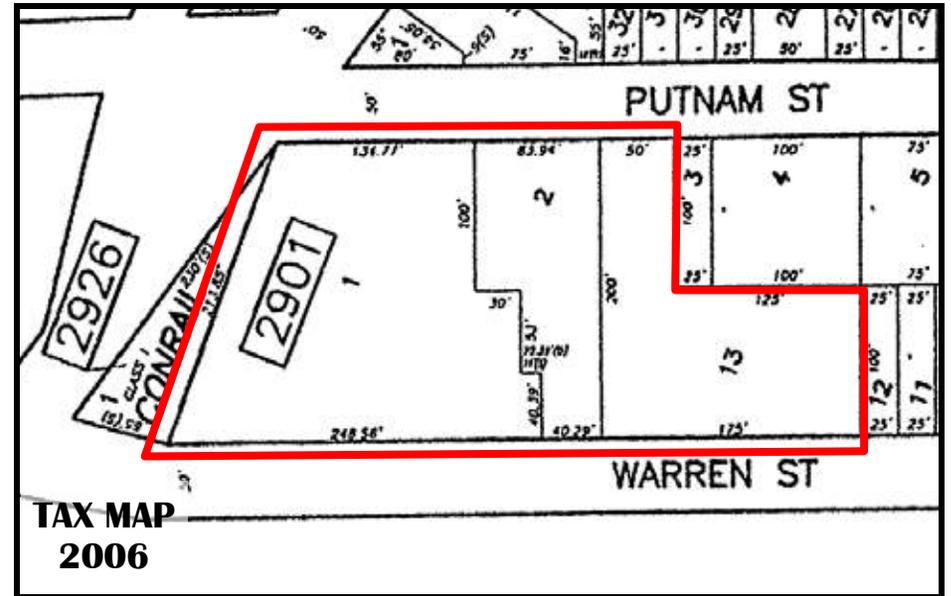


**ASHLEY & BAILEY SILK COMPANY
(WASHINGTON SILK DYEING & FINISHING)**

Various addresses, Warren St & Putnam St, Paterson, NJ
B 2901 L 01, 02, 13
Site Development Maps, 1931, 2006, 2010



1931



**TAX MAP
2006**



**BING maps
2010 / north**



**BING maps
2010 / east**

**ASHLEY & BAILEY SILK COMPANY
(WASHINGTON SILK DYEING & FINISHING)**

Various addresses, Warren St & Putnam St, Paterson, NJ
B 2901 L 01, 02, 13
Photographs, historic / contemporary



ASHLEY 1: Oblique overview looking NW along and Warren St. showing S elevations of mills.



ASHLEY 2: Oblique overview looking NW along Warren St. showing east and south elevations of mills.



ASHLEY 3: Oblique overview looking NE along Warren St. showing W and S elevations.



ASHLEY 4: oblique overview along Warren St., looking NW.

**ASHLEY & BAILEY SILK COMPANY
(WASHINGTON SILK DYEING & FINISHING)**

Various addresses, Warren St & Putnam St, Paterson, NJ
B 2901 L 01, 02, 13
Photographs, historic / contemporary



ASHLEY 5: View looking N from across Warren St. at east end of site.



ASHLEY 6: Oblique overview looking along Warren St. from under trestle at corner of Warren and River St..



ASHLEY 7: Oblique overview looking NW from across Warren St. showing a Dye House at corner of Warren and River St.



ASHLEY 8: Oblique overview looking NE along Warren St. showing south facades of mills.

PROPERTY REPORT

Property ID: 613220621

Property Name: Watson Machine **Ownership:** Private
Address: 74-102 Railroad AVE **Apartment #:** **ZIP:** 07501

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	6105	1

Property Photo:



Old HSI Number: PAS1608-377 **NRIS Number:** **HABS/HAER Number:**

Description:

Watson Machine is an industrial complex situated on 2 acres containing a 150ft., 1-story foundry; a 50 ft., 3.5-story office building; a 2-story, L-shaped machine shop; and a 140 ft., 2-story erecting shop, all dating ca. 1875. Several other early-20th-century storage buildings and mid-20th-century infill fill the lot along Dale Avenue.

Setting:

The Watson Machine site is set within the northern two-thirds of a rectangular city block bound by Grand Street to the north, Railroad Avenue to the East, Slater Street to the south, and Dale Avenue to the west. The setting is a mixed-use urban neighborhood, primarily consisting of industrial buildings interspersed with 20th-century residences and office buildings. To the south is the Barnert Mill and to the west is the Barbour Flax Works store house. The historic Erie Railroad corridor runs immediately east of the Watson Machine site.

Registration and Status **National Historic Landmark?:**

Dates:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

613220621

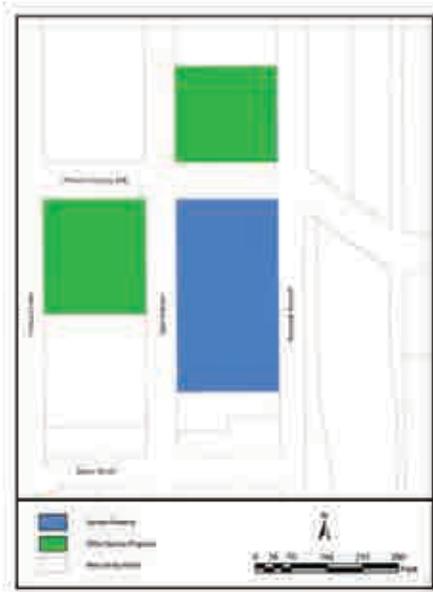
(Primary Contact)

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Shriner, Charles A	Paterson, New Jersey	1890	
Trumbull, L R	A History of Industrial Paterson	1882	
McCarl, Robert S	Watson Machine International: Microcosm of American Industrial Development	1996	
Department of Community Development	City of Paterson Survey	1987	
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designations Staff Opinion of Eligibility	2012	
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931	
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1950	

Additional Information:

At the time of this survey, the sidewalk surrounding Watson Machine was under construction.

More Research Needed? (checked=Yes)

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

613220621

(Primary Contact)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge
 0 Structure 0 Landscape
 0 Object 4 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential for industrial archaeology (interior)

Conversion Problem? ConversionNote: 8

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

613220621

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 74-102 Railroad Avenue

Historic Name: Foundry at Watson Machine

Present Use: Industrial, heavy industrial

Historic Industry: Machine Manufacture (All types)

ConstructionDate: 1875 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Length: 90 **Stories:** 1

Structural System:

Width: 150 **Bays:** 7

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The foundry at Watson Machine fronts 150 ft. along Railroad Avenue. It is a 1-story, 7-bay, brick building with a saltbox roof sheathed in asphalt shingles. An interior brick chimney projects from the roof. A 7 ft., frame monitor roof on this building as late as 1950 has been removed. Below metal coping at the roofline is a dentiled brick cornice. Metal tie rods on the east and south elevations have star-shaped ends. The bays along the east elevation are divided by projecting brick pilasters. Window openings are infilled with vinyl siding and have arched stone lintels and stone sills. On the east façade are two arched garage bays as well as two rectangular garage bays near the north end where the foundry connects with the office. The façade also has near ground level circular cast-iron vents, a characteristic of foundry design. On the south elevation is a replacement 3-part window above a rectangular garage bay.

Interior Description:

The interior of this building was not accessible at the time of this survey. Sanborn maps from 1915-1950 indicate the foundry has an earth floor, a common characteristic of foundry design. The rear of the building was divided into 7 rooms for the following processes: moulding, casting and cleaning, storage, housing the core oven, and housing the blower motor.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to	Garage bays; window materials; monitor roof removed

Architect/Designer:

Date form completed: 9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

613220621

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 74-102 Railroad Avenue

Historic Name: Office at Watson Machine

Present Use: Industrial, light industrial

Historic Industry: Machine Manufacture (All types)

ConstructionDate: 1875 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Asphalt Shingle

Length: 75 **Stories:** 3.5

Structural System:

Width: 50 **Bays:** 6

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The ca. 1875 office at Watson Machine is a 3.5-story, 6-bay brick building with a front-gabled roof sheathed in asphalt shingles. Skylights, dating as far back as 1890, punctuate the roof. At the gable end is a dentiled brick cornice. Windows are replacement 1/1 double hung sash set in arched openings with arched brick lintels and stone sills. The first story is recessed and framed by cast concrete quoining. Simple oncrete pillars support the overhanging second story. The modified entryway has doublewide glazed doors in a metal frame, above which is a large glazed transom. The building is flanked by the connected foundry to the south and the connected machine shop to the north. The east façade of the office, however, projects 1-bay beyond those of the foundry and machine shop.

Interior Description:

The interior of the office was not accessible at the time of this survey. Sanborn Maps from 1915-1950 indicate that office space and wood working stations were located on the first floor, offices and a pattern shop were on the second floor, and a drafting room and pattern storage was on the third floor.

Alteration Dates:

Architect/Designer:

Date form completed: 9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 5

Principal Investigator: Patrick Harshbarger

(Primary Contact)

613220621

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 74-102 Railroad Avenue

Historic Name: Machine Shop at Watson Machine

Present Use: Industrial, heavy industrial

Historic Industry: Machine Manufacture (All types)

ConstructionDate: 1875 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials: Modern Concrete

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 140 **Stories:** 2

Structural System:

Width: 120 **Bays:** 12

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The ca. 1875 machine shop at Watson Machine is a 2-story, 12-bay, brick building with a cross-gabled roof sheathed in asphalt shingles. Below the roofline is a dentiled brick cornice. The east elevation, fronting Railroad Avenue is a 1-bay cross-gabled where a hoisting mechanism was once mounted. The exaggerated window opening at the second story of this bay has been infilled with brick and smaller, replacement window. The first story, multi-pane garage bay is intact. Other window openings are replacement 1/1 double hung sash set in arched openings with arched brick lintels and stone sills. On the north elevation is a flush metal door. The west end of the machine shop is connected to the erecting shop.

Interior Description:

The interior of the machine shop was not accessible at the time of this survey. Sanborn maps from 1915-1950 indicated that the east side of the ell was a machine shop on both the first and second floors; the north side of the ell was a machine shop on the first floor and had assembling space on the second floor.

Alteration Dates:

Alteration(s): Physical alteration **Circa Date:** **Date Range:** to **Source:** window materials; removal of hoisting mechanism and second story entry

Architect/Designer:

Date form completed: 9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

613220621

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 74-102 Railroad Avenue

Historic Name: Erecting Shop at Watson Machine

Present Use: Institutional, government services

Historic Industry: Machine Manufacture (All types)

ConstructionDate: 1875 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 65 **Stories:** 2

Structural System:

Width: 140 **Bays:** 12

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The ca. 1875 erecting shop at Watson machine is a 2-story, 12-bay brick building with a side-gabled roof covered in rolled asphalt. An iron-clad frame monitor roof covered with vinyl siding projects from the roof. The north end of the monitor roof has a brick veneer that continues from the north façade wall. Metal tie rods on the north and west elevations have star-shaped ends. The building has a dentiled brick cornice. Windows are replacement 1/1 double hung sash, although some older metal 4/4 double hung sash windows remain. Windows are set in arched openings with arched brick lintels and stone sills. Entryways along the west elevation have been infilled with brick and replaced with windows and/or smaller entries. A sign on the west façade reads "Passaic County Probation." At the south end of the west elevation is a rectangular garage bay. The south elevation of the erecting shop is connected to a two-story, brick, 20th-century infill building. The east end of the erecting shop is connected to the machine shop.

Interior Description:

The interior of the erecting shop was not accessible at the time of this survey. Sanborn maps from 1915-1950 indicate that the erecting shop had a plank floor and that machine working was done on the first floor and the second floor was used for storage. The shop had a traveling crane supported on steel girders at the second floor level.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration		to	Window materials

Architect/Designer:

Date form completed: 9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 7

Principal Investigator: Patrick Harshbarger

(Primary Contact)

613220621

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 613220621

History:

William G. Watson and his younger brother James Watson immigrated from Chroley, England to Paterson as children in 1829. They worked for the Colts and other cotton and woolen mills by the falls beginning when William was nine years old. In this way the Watsons acquired a thorough practical knowledge of machine-making of all sorts. By 1848, William Watson took charge of the machinery of the print-works of Jackson & Mageunis at the Franklin Mill. From there he went on to the nearby Union Works where he was a shop foreman while taking drafting lessons in the evening.

Having completed all of such apprentice work and practical studies, in 1851 he and his brother decided to set up a machine-shop of their own, named W. G. & J. Watson, and leased one of the buildings of the Franklin Mill property. In the course of the first year they turned out thirty thousand dollars worth of work, had a room filled with machinery, and employed fifteen hands.

They next removed to the Nightingale Mill on Van Houten Street., where they occupied the whole of the first floor, built a blacksmith-shop in the rear, and later expanded to the second floor of the mill and built a frame foundry on the raceway. In the spring of 1860 the Watsons bought a large tract of land at the southwest corner of Grand Street and Railroad Avenue, and erected their own 3-story, 120 by 44-foot machine shop. They introduced steam power to run their machinery. In 1865, the Watson Manufacturing Co. was incorporated.

The Watsons occupied the whole of the first floor, and leased the rest to other parties. Their business continued to grow rapidly, and they undertook any kind of related work. In 1868 the county gave the Watsons a contract for building an iron bridge at Straight Street in Paterson, and they succeeded so well that it led to an immense business in iron bridges. For ten years thereafter their bridge contracts amounted to several millions of dollars. In 1872 their shop burned down, but was immediately rebuilt on a larger scale than before.

They erected a larger number of iron bridges along the Erie Railway, about one hundred in all, including the Susquehanna Bridge. For 2-3 years the Watsons did this work, amounting to a million dollars annually. The brothers constructed many iron bridges in Passaic County, but the great bulk of their work was in other localities, such as New York City, in Central Park, and elsewhere. They also produced the architectural iron, furnishing iron, and erecting the iron work for the Metropolitan Museum of Natural History, the Metropolitan Museum of Art, and for the Lenox Library in New York. At one point, the Watsons had six or eight hundred men at work in various parts of the country, including at their Paterson shops. They accomplished this until, yet again, in 1875, their shops were destroyed by fire, just three years after the previous fire rebuild. This second fire had a devastating financial effect.

Bridge and architectural work was discontinued, and general machine shop work was taken in, such as gearing, silk machinery, steam engines, etc., although the occasional bridge order was filled. In 1885, the name was changed again to the Watson Machine Co. William Watson served as a Fifth Ward Alderman and in 1866 served a term as Paterson's Mayor. Following his death in 1889, the business was continued by his brother and son, Samuel J. Watson.

During the twentieth century, the company name was changed yet again to Watson Machine International. At this time, continued adaptability was required as the silk industry declined in Paterson. The company fabricated and refurbished a variety of machines used in the wire, cable, and fiber-optics industries, eventually closing its operations in the late 1990s. This is significant in that Watson Machine is most likely the oldest continuously operated manufacturing firm in Paterson. A 1996 American Memory project study on work culture in Paterson that is found on line at the Library of Congress, (<http://memory.loc.gov/ammem/collections/paterson/essay3a.html>) chose Watson Machine as an important study example of "a microcosm of American industrial development." The following text, written by Robert S. McCarl, III, is excerpted from the report:

"From its founding by two British immigrants in 1845, it has continuously adjusted its production (and therefore its work force and work culture) to meet changing markets. In chronological order, its products have ranged from cast turbine wheels, to prefabricated iron bridges, to twining machines, to cable-twisting machinery, to wire-twisting machinery (for bridge, nautical, and construction work), to electronics, and, finally, to fiber optics. Over the years, the firm evolved to meet changing needs. By the 1850s, it was casting enormous turbine water wheels and structural iron bridges. In 1875, it received a contract to develop machinery for the new McCormick harvester, [which changed the scale of agricultural production consistent with the rise of the great American cityscapes such as Chicago and New York.] In 1907, at the start of the American automobile industry, Watson began producing the Watson Conover Automobile.

Throughout the evolution from twine to cable to wire and fiber optics, Watson Machine itself has evolved in three major ways: physically, spatially, and culturally. Accordingly, recent changes—the closure of the forge, the consolidation of the machine shops, and the adoption of international standards of measurement and organization—have generated changes in work techniques, shifts in

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 8

Principal Investigator: Patrick Harshbarger

(Primary Contact)

613220621

Organization: Hunter Research, Inc.

the responsibilities of engineers and salesmen, and alterations in the work culture.

Probably the most important stabilizing influence during these transitions has been the Watson family's close relationship to the company. Another major source of stability has been the continuity in two aspects of production, the high quality and the mechanical similarity of much of the machinery made in the plant. Thus while Watson machines (such as twiners, bunchers, wire take-offs and pay-offs) have changed to adapt to new materials, from twine to fiber-optic cable, their basic mechanisms have remained largely the same. The high quality of the machines enhances the company's revenues both because the machines' characteristic longevity is an important selling point, and because the fact that the machines are long-lasting means that owners commonly send older models back to Watson Machine for repair and retrofitting.

The history of Watson Machine contains many points of interest. Its roots are planted in the nineteenth-century period when Paterson rose to prominence as a manufacturing center, yet by virtue of its adaptation to changing market conditions over the years, it currently exemplifies the latest trends in custom production of high-tech products for an international marketplace. In addition, undoubtedly because the firm has been in the Watson family for several generations, Watson Machine has a deep interest in its own history. Such interest is often found in family-run enterprises, where a long history is used as a marketing device and as a means of intensifying family members' pride in their involvement with the business."

Statement of Significance:

The Watson Machine site is a symbol of durability through adaptation as the company successfully operated for nearly 150 years. Although operations at the Paterson plant ceased in 1990, Watson Machine is among the oldest continually operating manufacturing companies in Paterson history. Not only was the company able to adapt with changing times and technology, but so were its buildings, constructed so that they could accommodate change over time. Characteristic of 19th-century industrial architecture, the buildings are simple in design with an emphasis on functionality over ornamentation.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D
Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

Watson Machine is recommended eligible under Criterion A as it is a microcosm of Paterson's machine industry, adjusting and adapting to succeed for over a century. The Watson Machine complex is recommended eligible under Criterion C as it embodies distinct characteristics of 19th-century machine works with all of its major component buildings including foundry, machine shop, erecting shop and office.

Total Number of Attachments: 4

List of Element Names: Foundry at Watson Machine, Office at Watson Machine, Machine Shop at Watson Machine, Erecting Shop at Watson Machine

Narrative Boundary Description:

The property boundary is tax block 6105, lot 1, as shown on the 2006 tax map accompanying this form.

Date Form Completed: 9/28/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

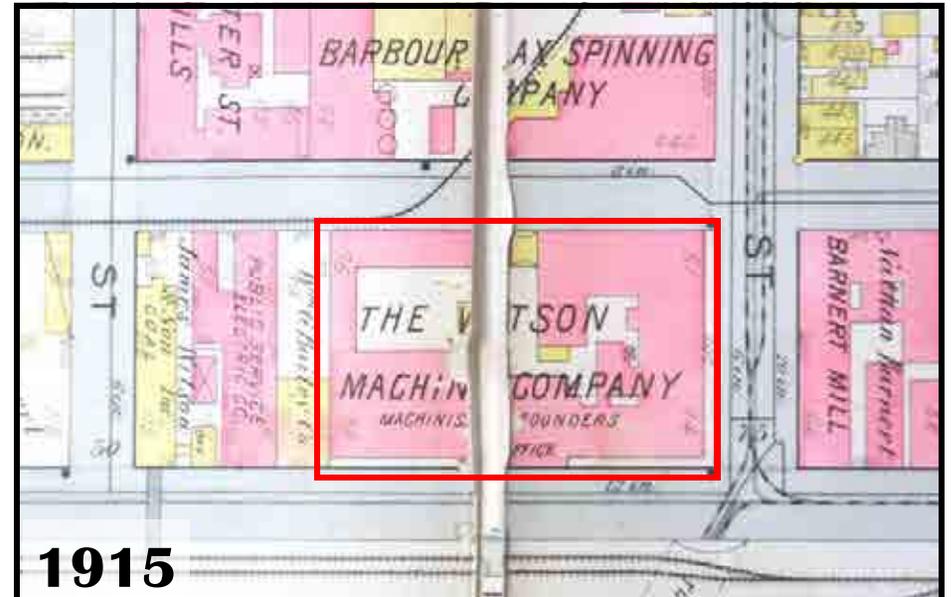
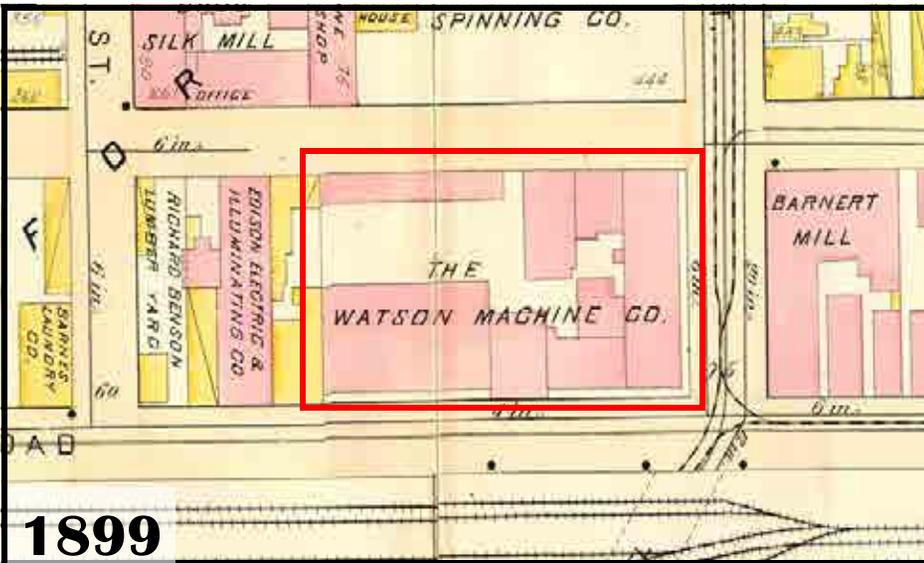
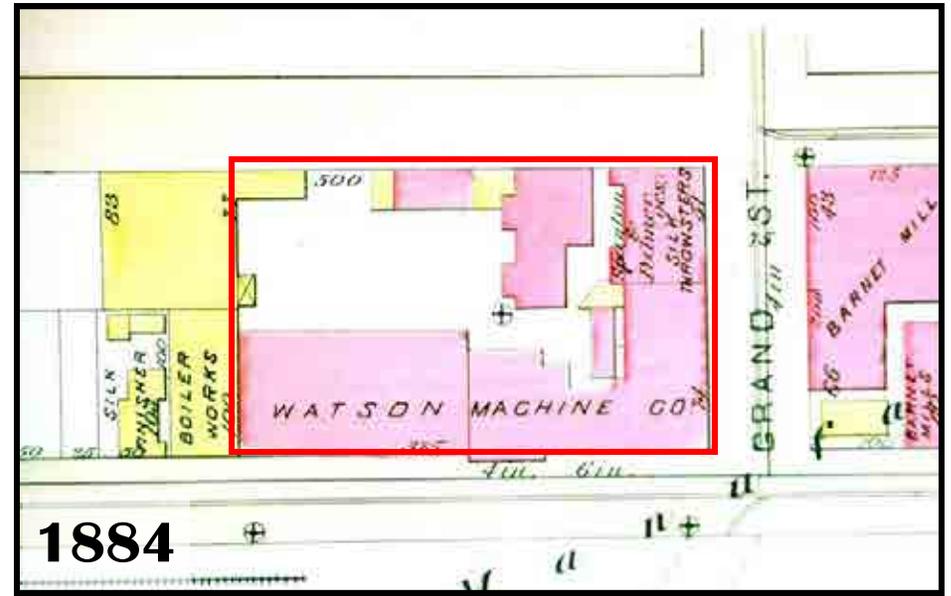
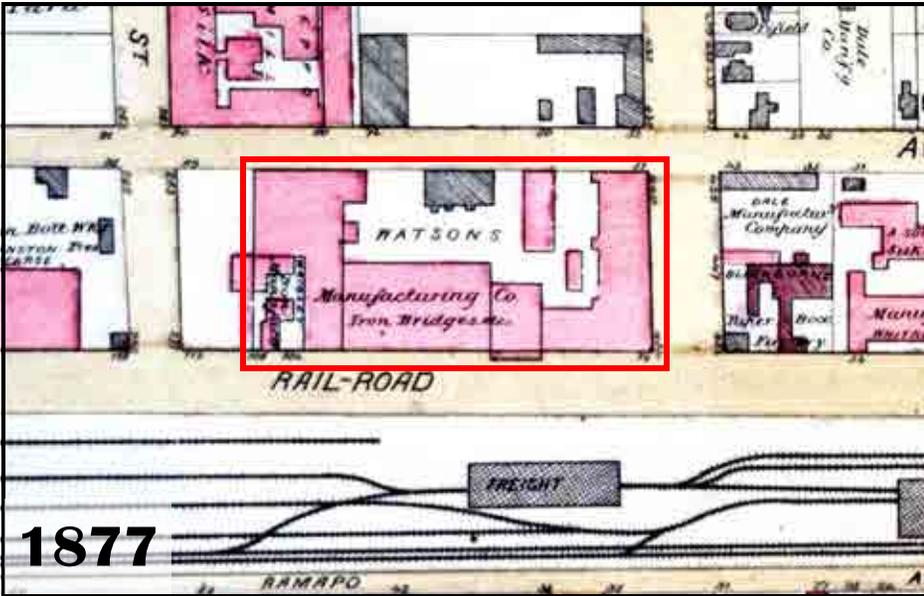
Property ID:

613220621

WATSON MACHINE WORKS

74-102 Railroad Ave., Paterson, NJ B 6105 L 01

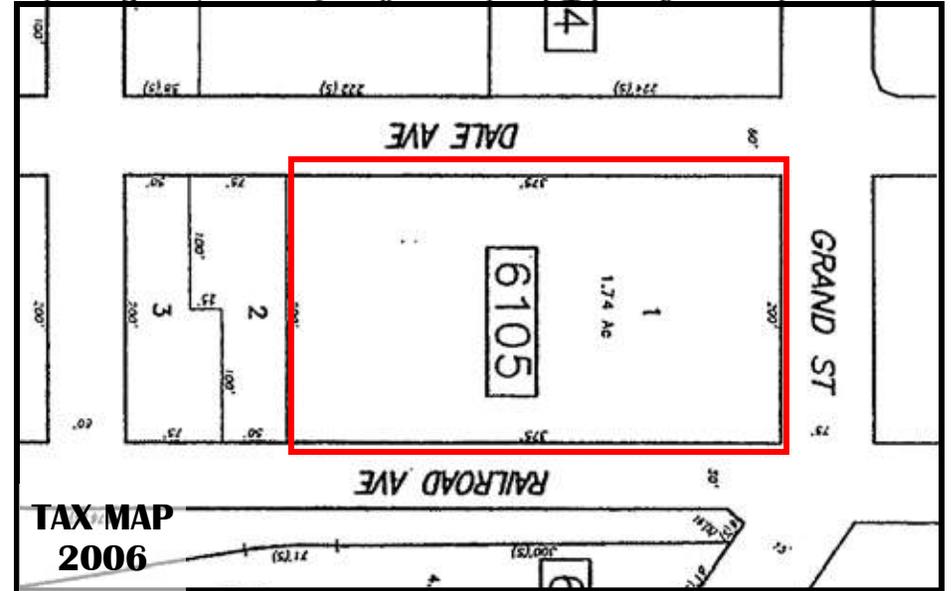
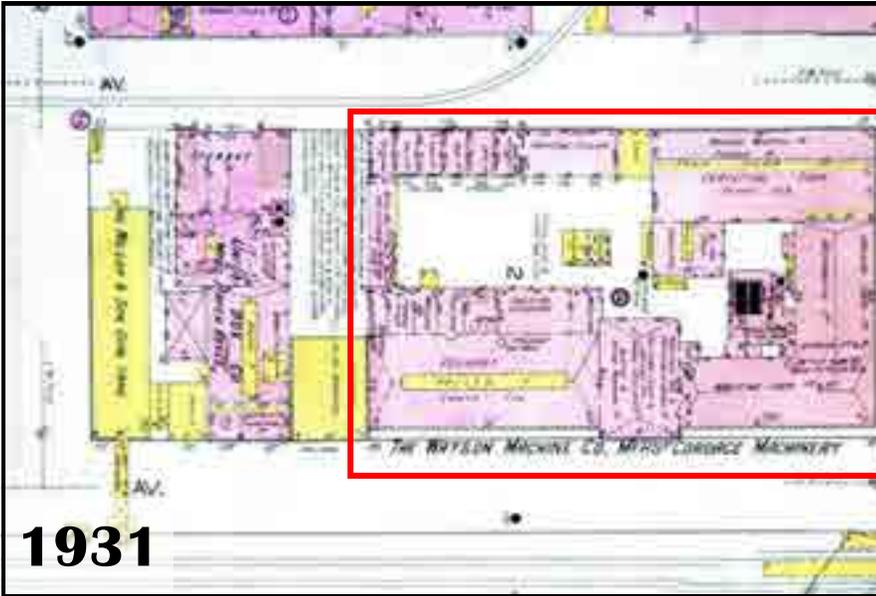
Site Development Maps 1877, 1884, 1899, 1915



WATSON MACHINE WORKS

74-102 Railroad Ave., Paterson, NJ B 6105 L 01

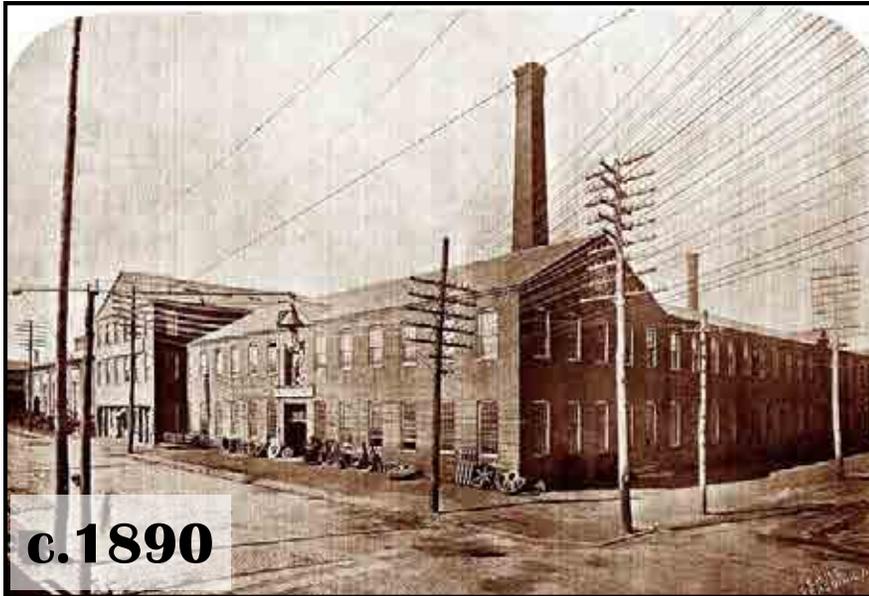
Site Development Maps, 1931, 2006, 2010



WATSON MACHINE WORKS

74-102 Railroad Ave., Paterson, NJ B 6105 L 01

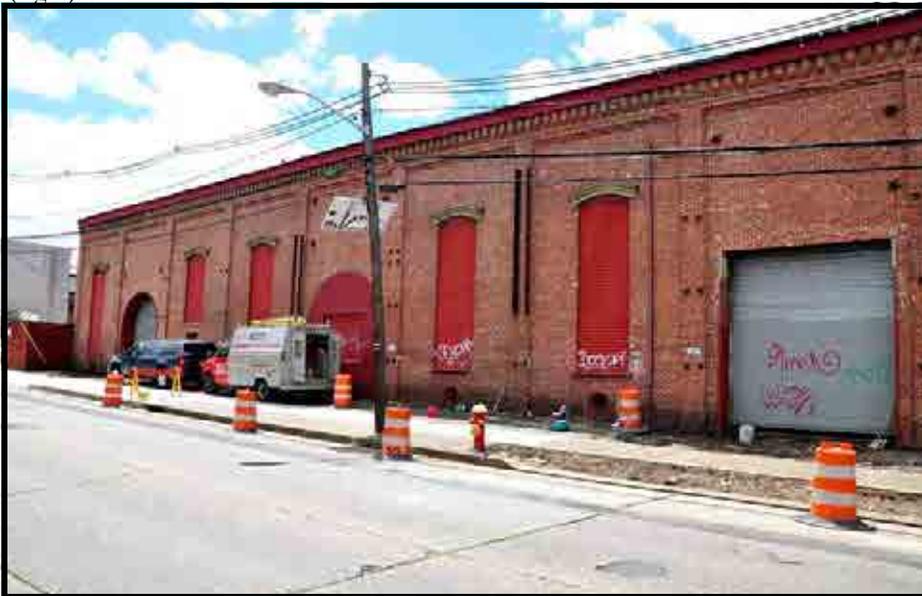
Photographs, historic / contemporary



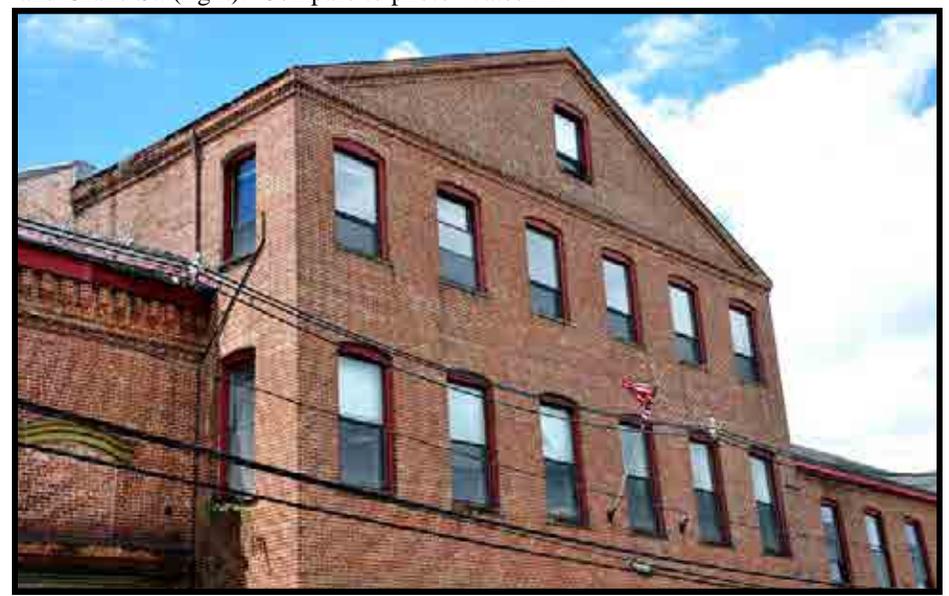
WATSON 1: c.1890 looking SW from corner of Railroad (left) and Grand St. (right).



WATSON 2: current day overview, looking SW from corner of Railroad (left) and Grand St. (right). Compare to photo Watson 1.



WATSON 3: detail view of Railroad Ave. east side, looking SW. This was the Foundry building, and its entrances have been modified over the years..



WATSON 4: close up view of E side central gable, looking NW, from Railroad Ave. with Foundry to left.

WATSON MACHINE WORKS

74-102 Railroad Ave., Paterson, NJ B 6105 L 01

Photographs, historic / contemporary



WATSON 5: oblique view looking SE along Grand St. showing N. side.



WATSON 6: detail view looking S, showing entrance modifications.



WATSON 7: oblique overview from corner of Grand St. (left) and Dale Ave. (right) looking SE, showing N and W sides of complex.

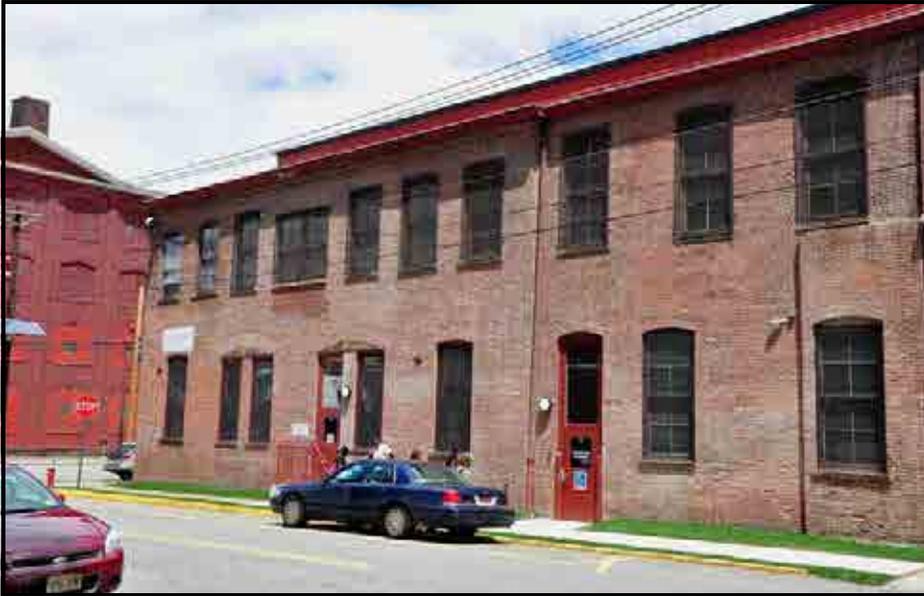


WATSON 8: view looking S along Dale Ave., showing Erecting Shop entrances.

WATSON MACHINE WORKS

74-102 Railroad Ave., Paterson, NJ B 6105 L 01

Photographs, historic / contemporary



WATSON 9: oblique view of W side along Dale Ave. looking NE toward Grand St. corner in distance.



WATSON 10: detail view looking E, showing W side entrance modifications to the Erecting Shop.



WATSON 11: detail view of Erecting Shop addition looking SE from Dale Ave.



WATSON 12: detail view looking E from Dale Ave. showing West side of later addition to the complex, possibly 1940s.

building); 9) ca. 1895 boiler house; 10). Ca. 1895 dye house and drug house; 11). Ca. 1899-1916 chemical works. Names of the buildings are derived from Sanborn maps. The buildings also historically were given numbers, but these change from map to map and were not adopted for use with this form to avoid confusion. All of the buildings are painted white, giving the sprawling industrial complex with numerous street entrances and alleyways a unified appearance.

Setting:

The Weidmann Silk Dyeing Company Works is located on an approximately 14-acre tract fronted on the south side by 5th Avenue and on the north by the Passaic River. Its western end is opposite 6th Street and its eastern end is opposite 12th Street. The Erie Railroad corridor divides the dye works on the west side of the tracks from the chemical works on the east side. According to company history, a private tunnel was built under the tracks to connect the dye works and chemical works in 1905. The setting in Paterson's Bunker Hill neighborhood is industrial with a mix of buildings dating from the late 19th to the late 20th century.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion:

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Scranton, Philip	Silk City	1987	
Heusser, Albert H.	A History of the Silk Dyeing Industry in the United States	1927	
Paterson Daily and Weekly Guardian	City of Paterson, N.J.	1898	
Trumbull, L. R.	A History of Industrial Paterson	1882	
Hyde, E.	Atlas of Passaic County, New Jersey	1877	
Robinson, E.	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E.	Atlas of the City of Paterson and Haledon, New Jersey	1899	

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 2

Principal Investigator: Patrick Harshbarger

(Primary Contact)

830832224

Organization: Hunter Research, Inc.

Mueller, A. H. Atlas of the City of Paterson, New Jersey 1915
Sanborn Map Company Insurance Maps of Paterson, New Jersey 1931
Sanborn Map Company Insurance Maps of Paterson, New Jersey 1915
Sanborn Map Company Insurance Maps of Paterson, New Jersey 1899
Sanborn Map Company Insurance Maps of Paterson, New Jersey 1887

Additional Information:

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: 0 Building 0 Bridge
0 Structure 0 Landscape
0 Object 11 Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential industrial archaeology (interior and mill yards)

Conversion Problem? ConversionNote: 19

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

830832224

Page 3

(Primary Contact)

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 5 Fifth Avenue

Historic Name: Storage House - Weidmann Silk Dyeing Company Works

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1908 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: High

Roof Finish Materials:

Length: 115 **Stories:** 2

Structural System:

Width: 30 **Bays:** 15

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The ca. 1908 storage house is a 2-story, 15-bay, brick building with a shallow gable roof and bracketed wood cornice. It has 15 bays articulated by pilasters on its western primary elevation. Windows on the 2nd floor and loading bay doors on the 1st floor have segmental arch lintels. Wood frame windows throughout are 8/8 double hung wood sash on the 2nd floor and 9/9 wood sash on the 1st floor gable ends.

Interior Description:

The interior was not available for inspection.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Jacob Weidmann	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

830832224

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 5 Fifth Avenue

Historic Name: New Dye House - Weidmann Silk Dyeing Company Works

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1908 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: High

Roof Finish Materials:

Length: 270 **Stories:** 1

Structural System:

Width: 150 **Bays:** 16

Roof System: Monitor Roof

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The ca. 1908 "New Dye House" is a 1-story, 16-bay, side-gabled, monitor-roofed, brick building with its main exterior entrance facing west onto a mill yard and loading dock. The street-facing south elevation is adorned with a bracketed cornice and segmental-arched windows with corbelling at the arch spring lines.

Interior Description:

The interior was not available for inspection. According to Sanborn maps this building has a cement floor and wood and steel roof trusses. In 1915 and 1931 it housed dyeing operations. By 1950, it had been occupied by the Alpine Corrugated Box Co., a maker of paper containers.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Jacob Weidmann	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: 830832224

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 5 Fifth Avenue

Historic Name: Boiler House No. 2 - Weidmann Silk Dyeing Company Works

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1908 **Source:** Heusser (1927)

Construction Start Date: **Construction End Date:** Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: High

Roof Finish Materials:

Length: 80 **Stories:** 1

Structural System:

Width: 50 **Bays:** 5

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The ca. 1908 Boiler House No. 2 located on 5th Avenue. It is a 1-story, monitor-roofed building that is attached at its gable ends to the New Dye House to the west and the Machine Shop to the east. Its street-facing south elevation is handsomely appointed with corbelled brick cornice and barrel-arched windows. The windows are articulated by pilasters and recessed within panels that accentuate the arched lintels. The gable ends have stepped brick parapets. At the boiler house's northeast corner is a circular brick smokestack.

Interior Description:

The interior was not available for inspection. According to the 1931 Sanborn map, the boiler house contained four boilers. The roof is a steel truss system according to the 1915 Sanborn map updated to 1950.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Jacob Weidmann	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: 830832224

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 5 Fifth Avenue

Historic Name: Machine Shop - Weidmann Silk Dyeing Company Works

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1908 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: High

Roof Finish Materials:

Length: 90 **Stories:** 2

Structural System:

Width: 45 **Bays:** 4

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The ca. 1908 machine shop is located on 5th Avenue with Boiler House No. 2 attached to its west elevation and an alleyway to its east. It is a 4-bay, 2-story, front-gabled, brick building with a rectangular plan of 45 x 90 ft. The south façade has a stepped parapet, corbelled cornice, brick pilasters, and segmental-arched windows recessed within 2-story high brick panels. The 2nd story windows are 8/8 wood sash. The 1st story windows are barred.

Interior Description:

The interior was not available for inspection. According to the 1915 and 1931 Sanborn maps this building was used as a machine shop during the dye works period. By 1950, it was being leased to a plastics manufacturer.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Jacob Weidmann	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: 830832224

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 5 Fifth Avenue

Historic Name: Pump and Filter House - Weidmann Silk Dyeing Company Works

Present Use: Industrial, light industrial

Historic Industry: Textiles

Construction Date: 1907 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 80 **Stories:** 1.5

Structural System:

Width: 75 **Bays:** 7

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The ca. 1907 pump and filter house is a 1.5-story, 7-bay, twin-gabled brick building with monitor roofs located behind (north of) and across an alley way from the machine shop. Only the south elevation is visible, the other three elevations abut adjacent buildings including the finishing department to the west and Boiler House No. 1 to the east. Original wood frames and 9-pane upper sash remain in some of the segmental-arch windows. A modern loading bay overhead metal door has been placed in the westernmost bay of the south elevation.

Interior Description:

The interior was not available for inspection.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Jacob Weidmann	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

830832224

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 5 Fifth Avenue

Historic Name: Finishing and Drying Rooms Building - Weidmann Silk Dyeing Company Works

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1895 **Source:** Heusser (1927)

Construction Start Date: 1895 **Construction End Date:** 1908

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: High

Roof Finish Materials:

Length: 450 **Stories:** 2

Structural System:

Width: 35 **Bays:** 32

Roof System: Monitor Roof

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The finishing and drying rooms building is a long (450 ft.) and narrow (35 ft.), 2-story brick building with a monitor roof. It is located on the north of the alley behind (north of) the New Dye House. There are approximately 32 bays on the north elevation. The building is articulated by pilaster and recessed segmental arched windows, almost all of which have been in-filled. The eastern end of the building was built ca. 1895 and it was extended to its present length by ca. 1908.

Interior Description:

The interior was not available for inspection. According to 1915 and 1931 Sanborn maps, this building housed a series of rooms for finishing and drying textiles.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Jacob Weidmann	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: 830832224

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 5 Fifth Avenue

Historic Name: Weighting and Tin Reclamation Building - Weidmann Silk Dyeing Company Works

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1895 **Source:** Heusser (1927)

Construction Start Date: 1895 **Construction End Date:** 1908

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: High

Roof Finish Materials:

Length: 770 **Stories:** 1

Structural System:

Width: 65 **Bays:** 50

Roof System: Monitor Roof

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The weighting and tin reclamation building is located adjacent to the Passaic River on the north side of the west end of the works, and is accessed by an alleyway that runs along the back of the complex. The 1-story brick building with monitor roof was built in a series of phases from east to west between circa 1895 and 1908. There are approximately 50 bays on the north elevation. Along its southern elevation it connects through a series of in-fills to the drying and finishing building. At its eastern end it is connected to Boiler House No. 1. The northern elevation has multiple loading docks and bays punctuated by segmental arched windows, most of which have been in-filled.

Interior Description:

The interior was not available for inspection. According to 1915 and 1931 Sanborn maps, this building housed a series of rooms for weighting textiles, a process by which chemicals were added to the weave to give it body and finish.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Jacob Weidmann	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: 830832224

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 5 Fifth Avenue

Historic Name: Dye House and Office (Stripping Building) - Weidmann Silk Dyeing Company Works

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1900 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 160 **Stories:** 2

Structural System:

Width: 150 **Bays:** 18

Roof System: Monitor Roof

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The ca. 1900 dye house and office building is located east of the machine shop facing 5th Avenue. The building has a trapezoidal plan with its eastern elevation angled and abutting the ca. 1895 dye and drug house to the east. To the west and north are alleys. The building has two functionally separate sections: the front section, facing on 5th Avenue, is a side-gabled brick building of rectangular plan, approximately 45 x 150 ft. that originally served as an office and storage space. To the north of this 105 x 150 ft. triple-gabled brick dye house with monitor roofs. The main south facing elevation of the office has 18 bays articulated by segmental arched windows with stone lintels. The windows are 2/2 double-hung sash. There are multiple doors and a garage door in the 2nd bay from the west.

Interior Description:

The interior was not available for inspection. According to 1915 and 1931 Sanborn maps, this building was a dye house with a front section that housed office and storage functions.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Jacob Weidmann	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: 830832224

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 5 Fifth Avenue

Historic Name: Boiler House No. 1 - Weidmann Silk Dyeing Company Works

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1895 **Source:** Heusser (1927)

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 140 **Stories:** 2

Structural System:

Width: 50 **Bays:** 4

Roof System: Monitor Roof

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The ca. 1895 Boiler House No. 1 is connected to the west side of the pump house at the east end of the alley separating the finishing department from the dye houses. It is a 2-story, 4-bay, monitor-roofed brick building with a rectangular plan of 50 x 140 ft. At its southwest exterior corner is a truncated circular brick smokestack with a tree growing out of it. This smokestack was originally 125 ft. tall. At the northern end of the building is a square 100 ft. tall brick smokestack. Doors and windows are modern on the south elevation.

Interior Description:

The interior was not available for inspection. According to the 1915 Sanborn map, this boiler house contained 11 boilers.

Alteration Dates:

Alteration(s): _____ **Circa Date:** _____ **Date Range:** _____ **Source:** _____
to

Architect/Designer:

Type: _____ **Name:** _____ **Person/Firm Description:** _____
Other Jacob Weidmann Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: 830832224

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 5 Fifth Avenue

Historic Name: Dye and Drug House - Weidmann Silk Dyeing Company Works

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1895

Source:

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style:

Vernacular?

Exterior Finish Materials: Stucco

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 400 **Stories:** 2

Structural System:

Width: 200 **Bays:** 10

Roof System: Monitor Roof

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The ca. 1895 dye and drug house is a 2-story, 10-bay stuccoed brick building with four monitor rooflines. The building is oriented to 7th Avenue on the south elevation and the Erie Railroad corridor on the east elevation. The railroad crosses the avenue on a skew, thus the building is also built on the same skew. The bays are articulated by pilasters, but all original fenestration has been lost, either covered over with stucco or replaced by modern sash windows or steel doors/loading bays.

Interior Description:

The interior was not available for inspection. According to 1915 and 1931 Sanborn maps, the building housed dyeing operations. Two drug storage rooms were located in the southeast corner of the building. Drug was the terminology used by dyers to describe dyes and other chemicals used in the dyeing process.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Jacob Weidmann	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

830832224

Organization: Hunter Research, Inc.

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 5 Fifth Avenue

Historic Name: Chemical Works - Weidmann Silk Dyeing Company Works

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1899

Source:

Construction Start Date: 1899

Construction End Date: 1916

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: **Stories:**

Structural System:

Width: **Bays:**

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

In 1899, the Weidmann Silk Dyeing Company expanded east across the Erie Railroad tracks to establish a chemical works for manufacturing the dyes and other chemicals/agents used in the dyeing processes. From 1899 to 1916, this works, which originally occupied one or two building adjacent to the tracks, grew to occupy two-square blocks bounded on the east by East 12 Street, on the south by 5th Avenue, on the west by the Erie Railroad, and on the north by the Passaic River. Today, the chemical works is comprised of approximately a dozen brick buildings, most of which date from the first two decades of the 20th century. Some buildings have monitor roofs, corbelled cornices and segmentally arched windows, similar to those found at the dye works on the west side of the tracks. Other buildings are more plainly finished, likely representing slightly later construction dates. At the northeast corner of the works on East 12th Street is a steel tank yard and several buildings of more recent mid- to late-20th-century construction that are not contributing to the historic character of the works. The pre-1917 chemical works buildings were not inventoried individually.

Interior Description:

The interior was not available for inspection.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	Jacob Weidmann	Manufacturer

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: 830832224

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 830832224

History:

Jacob Weidmann was one of the central figures in the development of the silk dyeing industry in Paterson. Weidmann was born in Switzerland in 1845 and was trained by his father, as well as apprenticed to silk dyeing works in Germany and France, gaining a wide-ranging knowledge of the most advanced dyeing processes in use in Europe in the mid-19th century. He came to the United States in 1867, at the age of 22, first working for the Cheny Brothers, silk dyers located in Manchester, Connecticut, before relocating to Paterson in 1872. Weidmann established a dye works at the corner of Paterson and Ellison Streets, rapidly expanding it to occupy nearly 1.5 square blocks and becoming in the process the city's largest independent dye works. During the late 1870s to mid-1880s, a who's who of Paterson dyers worked or partnered with Weidmann including Claude Greppo, Charles I. Auger, George Morlot and Pierre Thonnerieux. Weidmann developed a high reputation for producing the heavy-weighted black silks then in high demand. He became known for adopting innovative processes including installation of rotary thrashing and washing machines that did away with the practice of hand-beating the silk to release dirt and loose fibres. Weidmann incorporated the Weidmann Silk Dyeing Company in 1881 selling stock to capitalize the business. Among the company's directors was Garret A. Hobart, the future Vice President of the United States.

In 1887, the Weidmann Silk Dyeing Company was presented with an opportunity to relocate its works from downtown Paterson to the city's Riverside section. In 1882, the Paterson Silk Dyeing and Finishing Company, established by one of Weidmann's former partners, Claude Greppo, had built a dye works on 5th Avenue adjacent to the Erie Railroad. The Paterson Silk Dyeing and Finishing Company works had an advantageous location with access to the railroad for delivery of chemicals and coal and to the river for processing water, but a fire devastated the works in 1886. Weidmann purchased the fire-damaged works and rebuilt it, and in 1887 moved his entire operation to Riverside, which, unlike the downtown location, had space for future expansion. By 1895, the Weidmann Silk Dyeing Company had a daily capacity of 8,000 lbs. of dyed silk and was employing 900 workers.

Weidmann was described in a history of the silk dyeing industry as never being happier as when he was constructing new buildings at his works. From 1895 to 1908, he was continually at work building two additional dye houses, expanding the original boiler house and adding a second boiler house, and building a subsidiary chemical works to the east of the Erie Railroad tracks, even adding a private tunnel under the tracks to connect the chemical works with the dye works. In 1899, the original suction pipe for drawing water from the Passaic was replaced with a new pump house that few water from the Goffle Brook, and in 1905-06, Weidmann began drilling over 50 artesian wells, mostly located on the north side of the Passaic and drawn across the Passaic by an underground pipe line. No other dye works in Paterson had as secure and clean a supply of private water.

Weidmann was also known for staying abreast of scientific advancements and introducing many new technical processes to Paterson's dyeing sector. These included the introduction of logwood crystals for weighting, Janus colors for fast dyes, tin hydro-extractors, dyeing of Chardonnet artificial silk, Schmid-Freres degumming machines, and substitution of anhydrous tetrachloride for tin for weighting.

By the mid-1900s, Weidmann was the largest silk dyeing works in the country employing approximately 3,000 workers. During the labor unrest of the early 20th century, unionizers organized Weidmann's workforce, which included many unskilled Italian immigrant dyers' helpers. The support of the dye house workers was considered essential to the success of any general silk strike, but the dyers had historically been resistant to supporting the throwsters and weavers, who mostly came from different ethnic backgrounds. In the years leading up to the great silk strike of 1913, the Italian dyers' helpers became increasingly militant, eventually joining the International Works of the World (I.W.W.) Local 152, in part because of resentment over private detectives hired by Weidmann to identify union leaders and fire them from their jobs. By early 1913, Weidmann's Italian dyers' helpers were primed to strike; armed with this knowledge, I.W.W. leaders felt more confident that a general strike could succeed in Paterson. As predicted, the Italian dyers' helpers walked off the job in February 1913 in support of the strike. Ultimately though, the strike was not helpful in wresting meaningful concessions from Weidmann.

In early 1909, Jacob Weidmann sold a controlling interest in the company to Gillet et fils of Lyons, France. He died two years later in 1911 while on a fishing trip in Canada, not living to see the labor unrest that idled the plant during much of 1913. The distant international ownership of Weidmann's was one of the arguments used by labor leaders to promote the strike. In 1923, Gillet et fils sold the works to the United Piece Dye Works Company of Lodi, N.J., which continued to operate the plant as the Weidmann Division until sometime in the 1930s. By 1950, the works had come to be owned by the Bengar Corporation, a real estate holding company, which leased various parts of the works out for a variety of industrial processes including paperboard and plastics, as well as textiles finishing. This remains the pattern today with industrial tenants occupying the buildings, which, remarkably, have not been greatly altered since the first quarter of the 20th century.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

(Primary Contact)

Property ID:

830832224

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Organization: Hunter Research, Inc.

Statement of Significance:

The Weidmann Silk Dyeing Company works is perhaps Paterson's most significant silk dyeing works, both historically and architecturally. The works retains its late 19th and early 20th century plan and scale, characterized by multiple dye houses, boiler houses, smokestacks, finishing and weighting departments, machine shop, offices and a chemical works. It is the most complete of the large integrated dye works that once were an important part of the Paterson industrial landscape. The works are historically associated with Jacob Weidmann, a Swiss immigrant silk dyer, who was considered by his peers a leader in the industry. He had high technical skills as well as business acumen. The Weidmann's workforce, due to its size and historic reluctance to join with the silk throwsters and weavers in a general strike, was considered important to the outcome of the strike of 1913. Conditions were eventually ripe for them to join the strike due to increasingly difficult work environment at the plant following its sell to a French company. This persuaded many labor leaders that a general strike could be successful.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Weidmann Silk Dyeing Works is eligible under Criterion A for its association with the patterns of development of Paterson's silk industry. Weidmann was the largest of the turn-of-the-century silk dyers, and the plant and its works also figured prominently in the Strike of 1913. It is eligible under Criterion B for a direct association with Jacob Weidmann, a major figure in the industry, who personally supervised the construction and expansion of the plant. It is also eligible under Criterion C as a remarkably intact example of dye works industrial architecture and layout.

Total Number of Attachments: 11

- List of Element Names:** Storage House
New Dye House
Boiler House No. 2
Machine Shop
Pump and Filter House
Finishing and Drying Rooms Building
Weighting and Tin Reclamation Building
Dye House and Office (Stripping Building)
Boiler House No. 1
Dye and Drug House
Chemical Works

Narrative Boundary Description:

The property boundary is block 1901, lots 1 and 2; block 2001, lots 1 and 2; and block 2002, lot 1 as shown on the 2006 Paterson tax map accompanying this form.

Date Form Completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

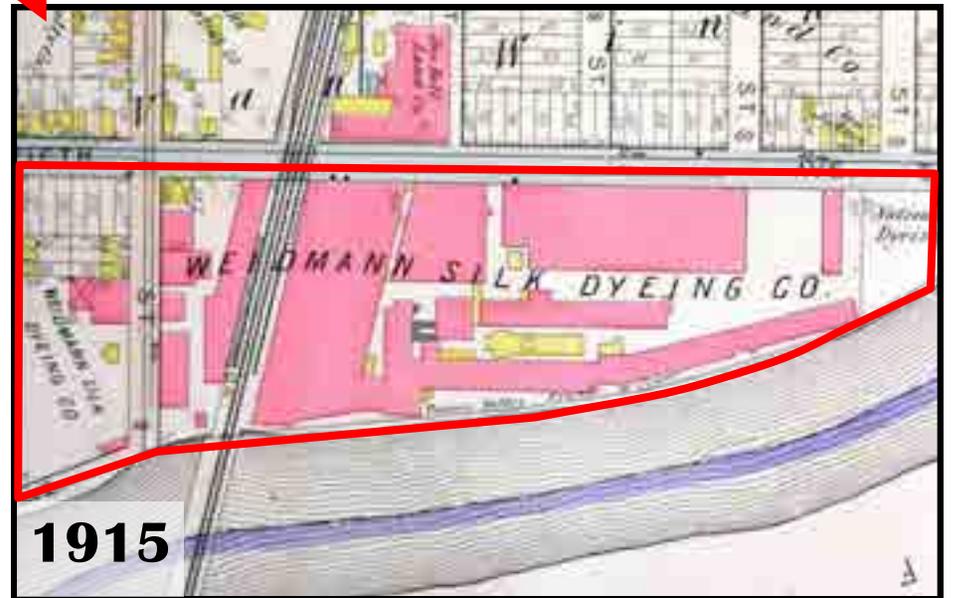
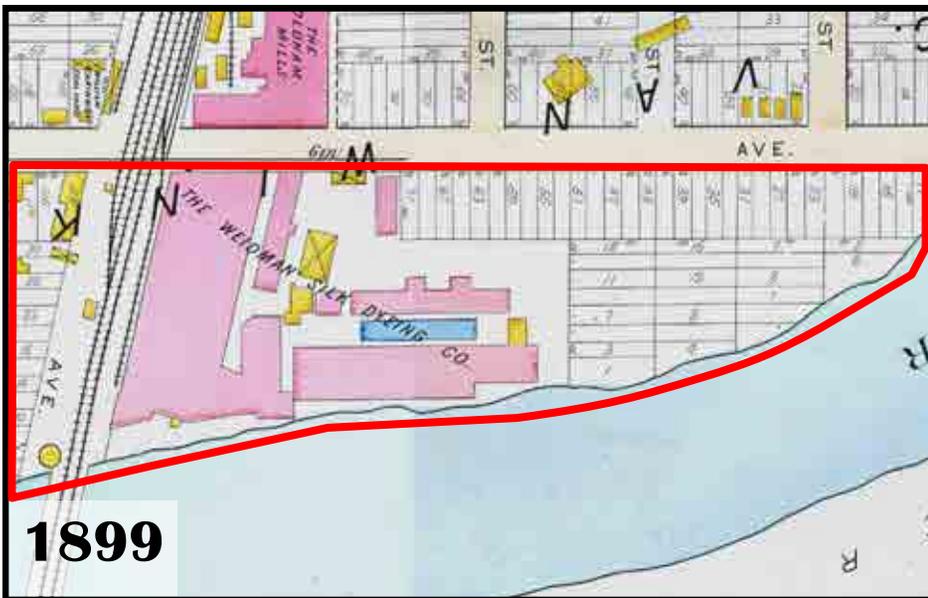
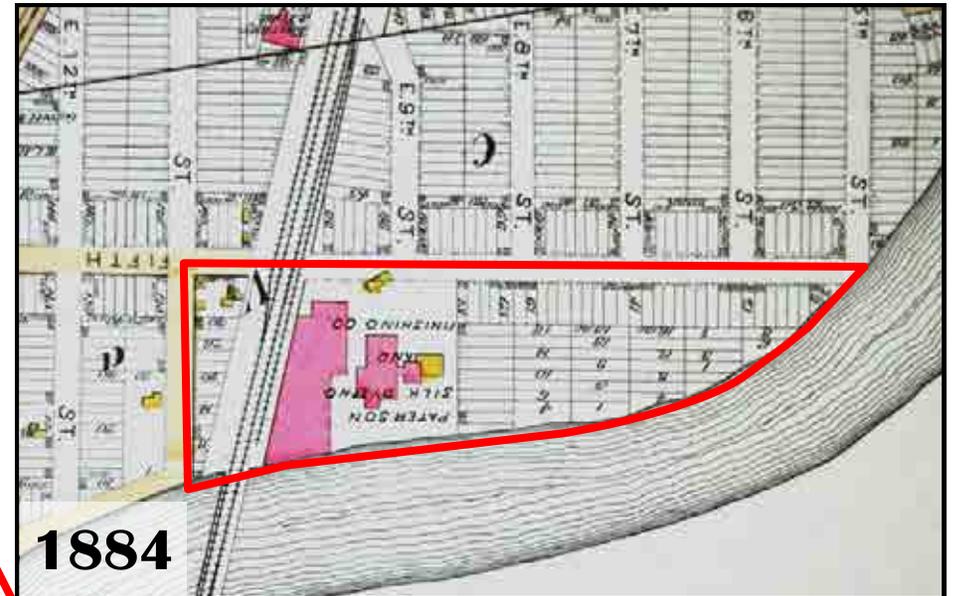
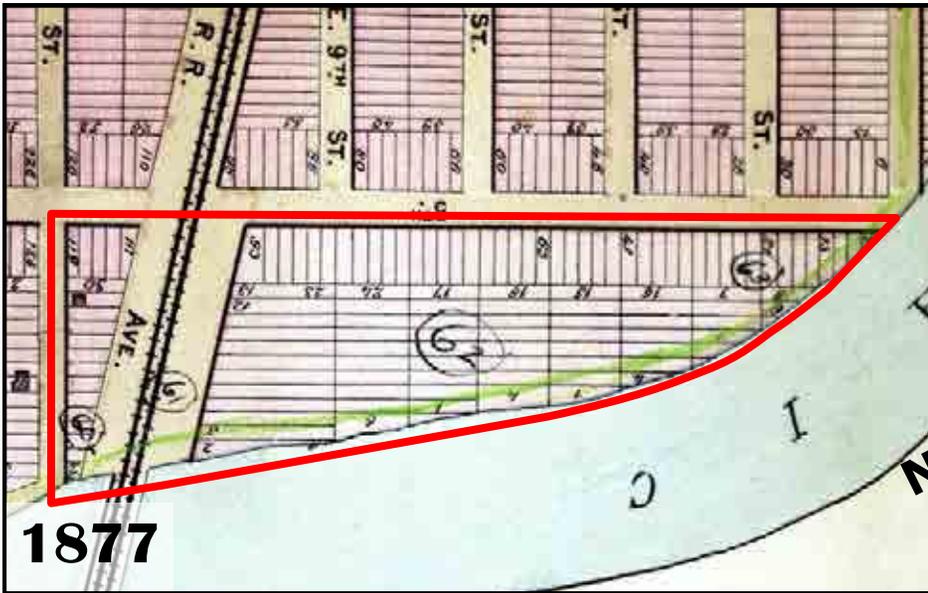
Property ID:

830832224

WEIDMANN SILK DYEING CO.

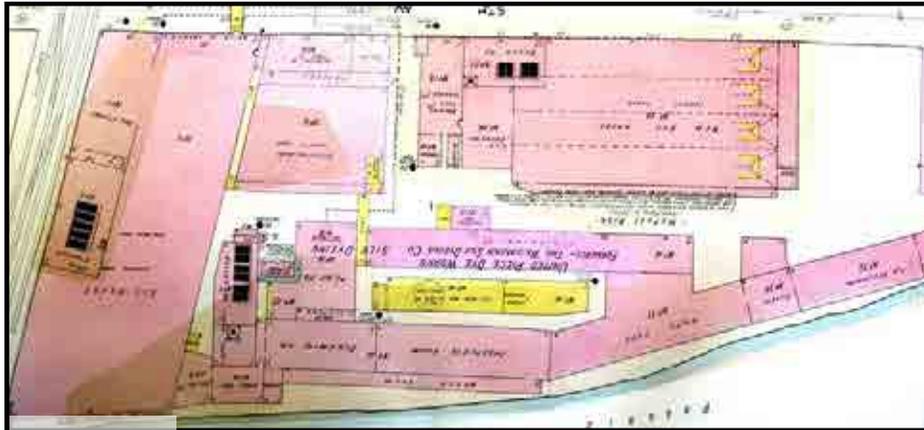
5 Fifth Ave., Paterson, NJ B 1901 L 01, 02; B 2001 L 01,02; B 2002 L 01

Site Development Maps 1877, 1884, 1899, 1915



WEIDMANN SILK DYEING CO.

5 Fifth Ave., Paterson, NJ B 1901 L 01, 02; B 2001 L 01,02; B 2002 L 01
Site Development Maps, 1931, 2006, 2010



1931



**TAX MAP
2006**



**BING maps
2010/south**



**BING maps
2010 / north**

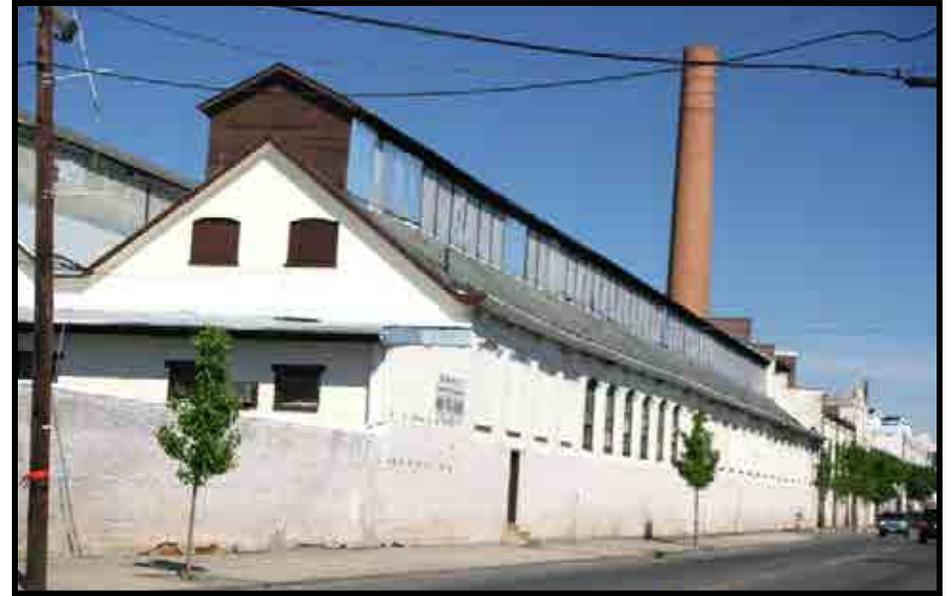
WEIDMANN SILK DYEING CO.

5 Fifth Ave., Paterson, NJ B 1901 L 01, 02; B 2001 L 01,02; B 2002 L 01

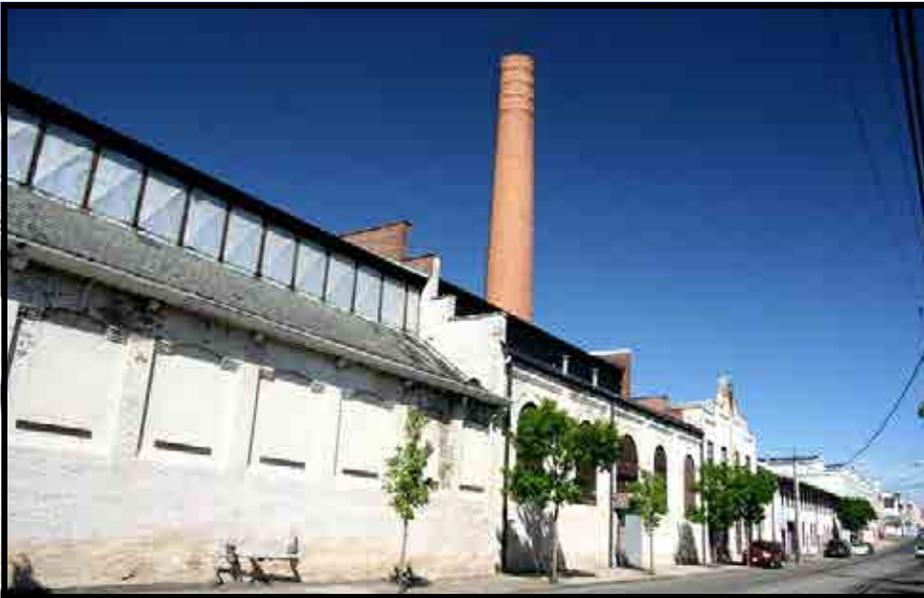
Photographs, historic / contemporary



WEIDMANN 1: Oblique overview of dye houses looking east along Fifth Ave. from west limit of the site.



WEIDMANN 2: Oblique view of dye house east along Fifth Ave. from west limit of the site. .



WEIDMANN 3: Oblique overview looking east along Fifth Ave. from mid point of the site.



WEIDMANN 4: Oblique view of Boiler House looking east along Fifth Ave. from close to mid point of the site.

WEIDMANN SILK DYEING CO.

5 Fifth Ave., Paterson, NJ B 1901 L 01, 02; B 2001 L 01,02; B 2002 L 01

Photographs, historic / contemporary



WEIDMANN 5: Oblique view of Machine Shop looking west along Fifth Ave. Likely the main entrance into the site. Office building is at right edge of frame.



WEIDMANN 6: View of Machine Shop façade, looking north from Fifth Ave.



WEIDMANN 7: Oblique view of west side of Machine Shop building, looking north west.



WEIDMANN 8: Oblique view of Pump House and Boiler House looking north east.

WEIDMANN SILK DYEING CO.

5 Fifth Ave., Paterson, NJ B 1901 L 01, 02; B 2001 L 01,02; B 2002 L 01

Photographs, historic / contemporary



WEIDMANN 9: oblique view of north side of Stripping building, looking south west .



WEIDMANN 10: Oblique view of Boiler House and smokestack, looking east.



WEIDMANN 11: Oblique view of Boiler House and smokestack, looking west.



WEIDMANN 12: Overview of inner corridor, looking northwest. Dye Houses are on the left, Finishing Rooms on the right.

WEIDMANN SILK DYEING CO.

5 Fifth Ave., Paterson, NJ B 1901 L 01, 02; B 2001 L 01,02; B 2002 L 01

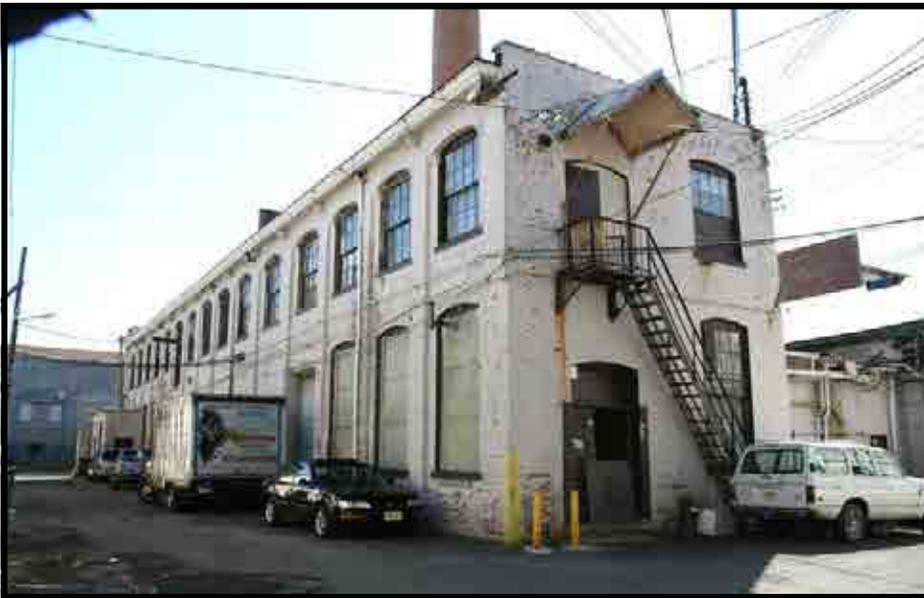
Photographs, historic / contemporary



WEIDMANN 13: Oblique view of inner corridor looking north, Tin Reclamation



WEIDMANN 14: View of inner corridor looking east, stairway up to Filter House at



WEIDMANN 15: Oblique overview of Store House at west end of site, looking southwest.



WEIDMANN 16: Oblique overview of Store Houses at west end of site, looking southeast.

WEIDMANN SILK DYEING CO.

5 Fifth Ave., Paterson, NJ B 1901 L 01, 02; B 2001 L 01,02; B 2002 L 01

Photographs, historic / contemporary



WEIDMANN 17: Oblique overview of entire Fifth Ave. streetscape of the site, look-



WEIDMANN 18: Oblique overview of the original Dye House, looking north along



WEIDMANN 19: Oblique overview of east end of the site, looking north east along the rail corridor that splits the site. The original Dye House is left off frame.



WEIDMANN 20: Oblique view of the Weidmann Chemical Works complex, looking north, at the east end of the site.

WEIDMANN SILK DYEING CO.

5 Fifth Ave., Paterson, NJ B 1901 L 01, 02; B 2001 L 01,02; B 2002 L 01

Photographs, historic / contemporary



WEIDMANN 21: Oblique view of the Weidmann Chemical Works complex, looking east along Fifth Ave., defining the east end of the site.



WEIDMANN 22: Oblique view of the rear (north) side of the Weidmann Chemical Works buildings, looking southeast. The flat roofed building on the left may have been the Laboratory.

PROPERTY REPORT

Property ID: **-1922255993**

Property Name: William Strange Mills **Ownership:** Private
Address: 44 Beech ST **Apartment #:** **ZIP:** 07501

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson	Paterson	Paterson	6209	1

Property Photo:



Old HSI Number: PAS1608-005, 215 **NRIS Number:** **HABS/HAER Number:**

Description:

The William Strange Mills site features a ca. 1875, 3-story brick silk mill, square in plan so as to form a courtyard, with an extending ell at the northeast corner of the square. Inclusive of the ell, this mill stretches 400 ft., the entire length of the block along Beech Street. At the northwest corner of the block is an L-shaped, 4-story brick mill constructed between 1899 and 1915. A silk storage house, a boiler house, and a carpentry shop, all brick, are located within the courtyard, but were not accessible at the time of this survey. Several other auxiliary buildings at the interior were also inaccessible at the time of this survey.

Setting:

The William Strange Mills occupy a 1.83-acre rectangular city block bound by Morton Street to the north, Beech Street to the east, Essex Street to the south, and Madison Street to the west. The setting is a mixed-used urban neighborhood with the historic Erie Railroad corridor located 3 blocks west of the mill site. Most buildings within view of the mill are 20th-century residences; although Roberto Clemente Park is located just 2 blocks east and a 19th-century industrial building is located immediate northwest of the mill site.

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-1922255993

Page 1

(Primary Contact)

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion: 1/29/1999

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Guzzo, Dorothy P	William Strange Mills SHPO Opinion	1999	H143
Hunter Research, Inc.	Phase IA Archaeological Investigation: Proposed Hope VI Public Housing (Beech Street), City of Paterson, Passaic County, New Jersey	1999	
News Golden Issue	One of Paterson's First Major Silk Factories	1940	
Shirner, Charles A	Paterson, New Jersey	1890	
Heusser, Albert H	The History of the Silk Dyeing Industry in the United States	1927	
Department of Community Development	City of Paterson Survey	1987	
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designations Staff Opinion of Eligibility	2012	
Hyde, E B	Atlas of Passaic County, New Jersey	1877	
Robinson, E	Atlas of the City of Paterson, New Jersey	1884	
Robinson, E	Atlas of the City of Paterson and Haledon, New Jersey	1899	
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915	

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1922255993

Organization: Hunter Research, Inc.

Sanborn Map Company Insurance Maps of Paterson, New Jersey 1915
Sanborn Map Company Insurance Maps of Paterson, New Jersey 1931
Sanborn Map Company Insurance Maps of Paterson, New Jersey 1950

Additional Information:

HPO Inventory ID#: 3797

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0	Building	0	Bridge
0	Structure	0	Landscape
0	Object	2	Industry

Historic District ?

District Name: not applicable

Status:

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential for industrial archaeology (interior and courtyard)

Conversion Problem? ConversionNote: 6

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

-1922255993

Page 3

(Primary Contact)

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 44 Beech Street

Historic Name: Mills #1-5 at William Strange Mills

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1875 **Source:** Historic Aerials

Construction Start Date: 1875 **Construction End Date:** 1883 Building ID: 1-5

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials: Rolled Asphalt

Length: 200 **Stories:** 3

Structural System:

Width: 400 **Bays:** 60

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

Mills numbered 1-5 on the William Strange complex consists of a mill originally constructed for the American Velvet Co. ca. 1875. This original building appears on an 1877 map of Paterson, but its footprint is unclear as it appears as a solid block at the south end of the lot. By 1884, the current configuration of the mill was achieved, showing a square mill with a courtyard and an ell extending north from the squares northeast corner. The building is a 3-story, brick structure with a hipped roof covered with rolled asphalt. Below the metal cornice is denticled brick detail. Projecting brick pilasters divide the bays. Windows in the original American Velvet Co. portion of the building (Mill #1) have denticulated arched brick openings and stone sills. Windows on the additions have arched brick lintels which are not denticulated. Windows on the south elevation are 1/1 metal replacements. Windows on the east and west elevations are wooden 12/12 double hung sash, although many have been boarded. The central 5 bays on the south façade project, forming a cross-gabled roof. Below the gable is an arched stone sign engraved "The American Velvet Co." At the southeast corner of the building along Beech Street, the end bay has elongated openings, some maintaining their original doublewide wooden doors. Above these openings is a hoisting mechanism. Other hoisting mechanisms exist where the building phases meet to form the square. The stories along the east elevation are divided by projecting brick courses. The southern portion of the building, labeled as mill #4 on Sanborn maps, is 4 stories and has a sawtooth brick cornice to match along the east elevation of the mill and its ell. The courtyard can be accessed via a pointed arched opening in the brick along the Madison Street elevation. In line with this opening is a cross gable. Decorating the brick at this gable end is a metal sign that reads "William Strange & Co. Silk Manf. 1877." Within the courtyard is a massive, square brick chimney. The ell extension, labeled Mill #5 on Sanborn maps, has a frame monitor roof that rises 6 ft. from the side-gabled roof.

Interior Description:

The interior of this building and the courtyard were not accessible at the time of this survey. Sanborn maps from 1915 indicate a machine shop was housed on the first floor of the Beech Street side of the square, but no other indications in terms of operations are provided on the maps.

Alteration Dates:

Architect/Designer:

Type:	Name:	Person/Firm Description:
Other	William Strange	Manufacturer

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: -1922255993 Page 4

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

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Date form completed:

9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

-1922255993

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INDUSTRIAL BUILDING ATTACHMENT

Common Name: 44 Beech Street

Historic Name: Mill #7 at the William Strange Mills

Present Use: Industrial, light industrial

Historic Industry: Textiles

ConstructionDate: 1908 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: High

Roof Finish Materials: Built-up Tar

Length: 140 **Stories:** 4

Structural System:

Width: 180 **Bays:**

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

Mill #7 at the William Strange Mills complex was constructed between 1899 and 1915, after the death of William Strange. It is a 4-story, L-shaped brick industrial building with a flat roof. Below the roofline is a metal cornice. The north façade stretches 16 bays, whereas the west façade is 24 bays. Windows are wooden 12/12 double hung sash set in arched openings with arched brick lintels and stone sills. Although some windows are boarded, the building maintains a remarkable amount of original fenestration. At the northeast corner along Morton Street is a recessed entry set in an arched brick opening. This entryway is mimicked on the southwest corner along Madison Street. Other than the arched brick lintels, this building is simple in design and features very little ornamentation.

Interior Description:

The interior of this building was not accessible at the time of this survey. Sanborn maps from 1915 indicate that the recessed entries lead to staircases.

Alteration Dates:

Architect/Designer:

Date form completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

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Principal Investigator: Patrick Harshbarger

(Primary Contact)

-1922255993

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID -1922255993

History:

William Strange is considered one of Paterson's triumvirate to which much of the success of the Paterson silk industry is attributed, the other two giants being John Ryle and Catholina Lambert. The silk ribbon manufacturing firm of William Strange & Company began as the silk importing house of Strange & Brother in Williamsburg, Brooklyn, New York in 1838. Founded by his father, A.B. Strange, the business was eventually controlled by William Strange. In 1863, seeking to meet clients' color demands, Strange & Brother ventured into manufacturing its own silk ribbons with the purchase of the entire plant of English manufacturer John Day & Co. Five years later, William Strange came to Paterson to perpetuate the business of silk ribbon production. Faced with a prejudice in favor of foreign-manufactured goods, Strange had to convince ribbon houses that he could manufacture a ribbon of equal, if not higher, quality than that of foreign manufacturers. A post-Civil War tariff on silk imports coupled with advancing technology enabled Strange's success as a domestic silk ribbon manufacturer.

Initially, the company rented space in the Greppo Mill on Slater and Dale Avenues. By 1874 demand exceeded the capacity of the rented space, and so Strange purchased the American Velvet Co. mill on Essex and Madison Streets. From there, the business expanded exponentially, and by 1878 the former American Velvet Co. mills had been increased to span over 200 feet between Essex and Madison Streets, as well as half the block along Beech Street. In 1883, another three-story, 200-foot mill addition was added along Beech Street to complete the configuration of a square layout with a center courtyard in which was situated the boiler and engines. By 1890, the mill was manned by 800 workers.

William Strange enjoyed massive success in his business, and further expanded his international notoriety in the manufacturing side of the silk trade by being very active as President of the Silk Association of America throughout the 1880-90s. He also was active in Paterson politics, serving as President of the Board of Trade and also on the Parks Commission establishing Paterson's public parks during the 1890s. William Strange died in 1899, after which his estate disposed of the silk machinery, but kept the buildings.

Statement of Significance:

The William Strange Mills are among the earliest silk mills remaining in Paterson today. After John Ryle, William Strange was one of the first manufacturers to establish silk manufacturing mills in Paterson. Strange was a proponent for domestic silk manufacturing and his efforts contributed to Paterson's rise to becoming the center of the American silk industry at the turn of the century.

Architecturally, the William Strange Mills exemplify traditional textile mill design, as they are linear in form to allow line shafts to distribute power from a central source to weaving and warping machines. Furthermore, Mill #7 has a high level of integrity as it maintains much of its original fenestration.

Eligibility for New Jersey and National Registers: Yes No **National Register Criteria:** A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The William Strange Mills are recommended eligible under Criterion A for their contributions to the birth of the Paterson silk industry and domestic silk manufacturing. The mill is recommended eligible under Criterion B for its direct association with William Strange, a leading figure in the development of Paterson's silk industry. The mill complex is recommended eligible under Criterion C for embodying the distinctive characteristics of late-19th-century and early 20th-century textile mill architecture.

Total Number of Attachments: 2

List of Element Names: Mills #1-5 at the William Strange Mills
Mill #7 at the William Strange Mills

Narrative Boundary Description:

Date Form Completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

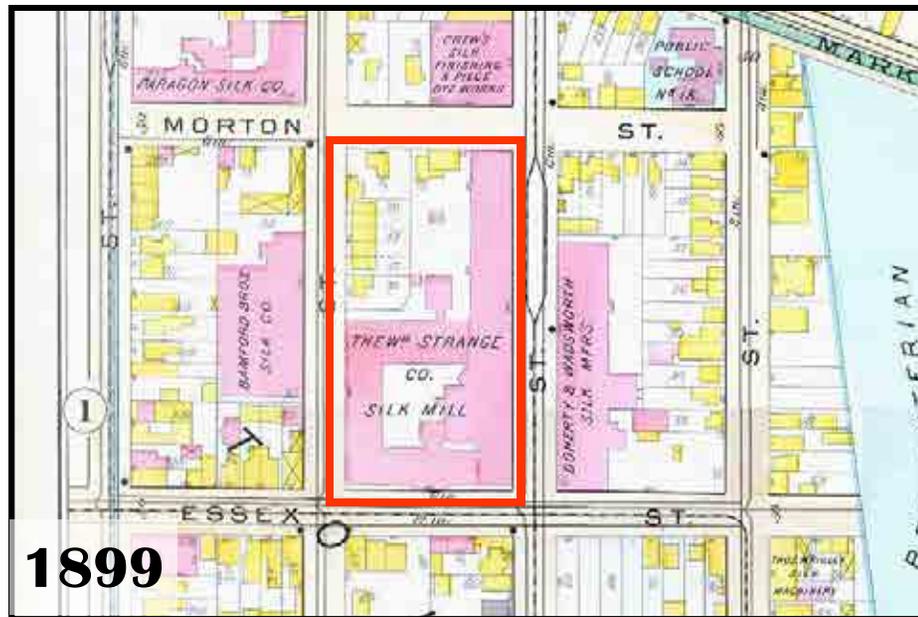
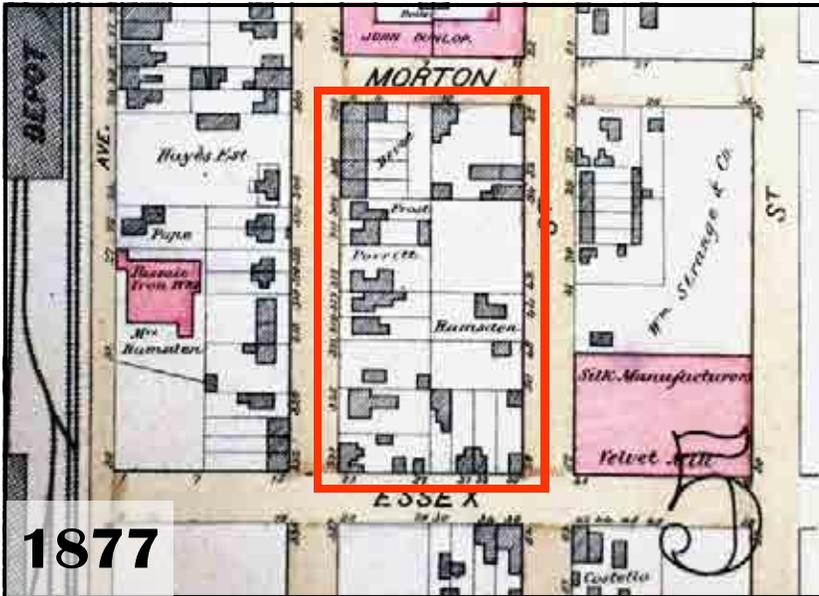
Property ID:

-1922255993

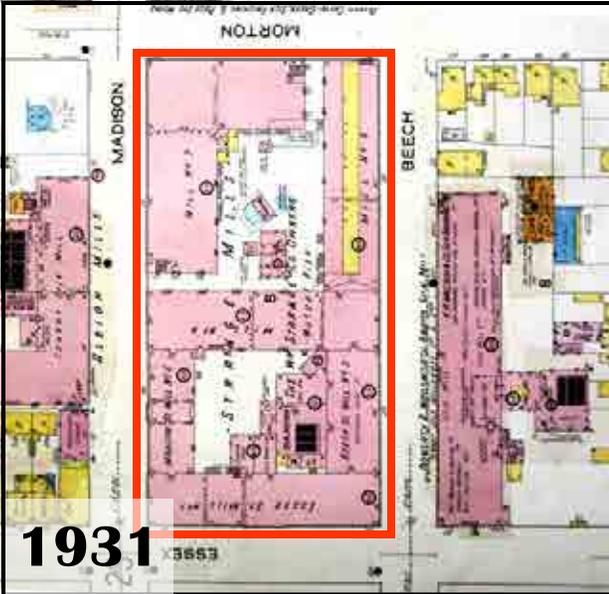
Page 7

(Primary Contact)

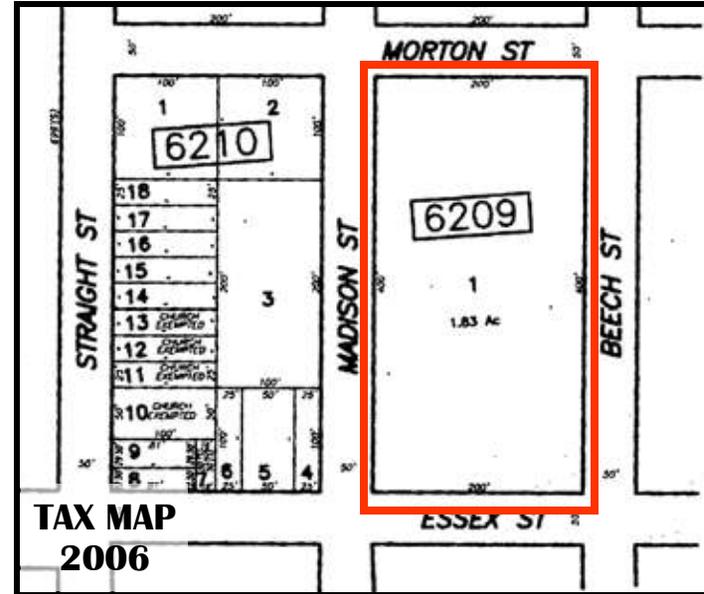
WILLIAM STRANGE SILK COMPANY
 44 Beech Street, Paterson, NJ B 6209 L 01
 Site Development Maps 1877, 1884, 1899, 1915



WILLIAM STRANGE SILK COMPANY
44 Beech Street, Paterson, NJ B 6209 L 01
Site Development Maps, 1931, 2006, 2010



1931



TAX MAP
2006

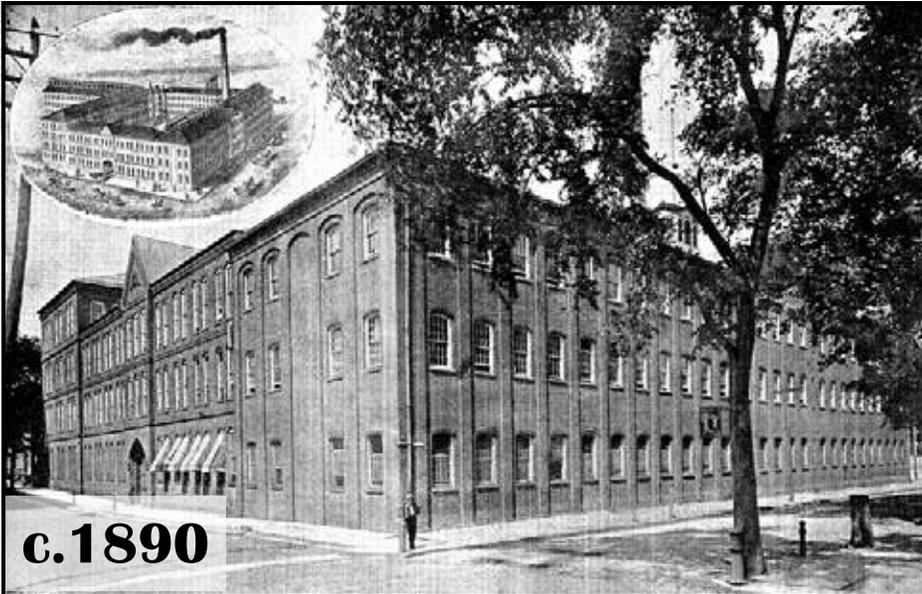


BING maps
2010 / east



BING maps
2010 / west

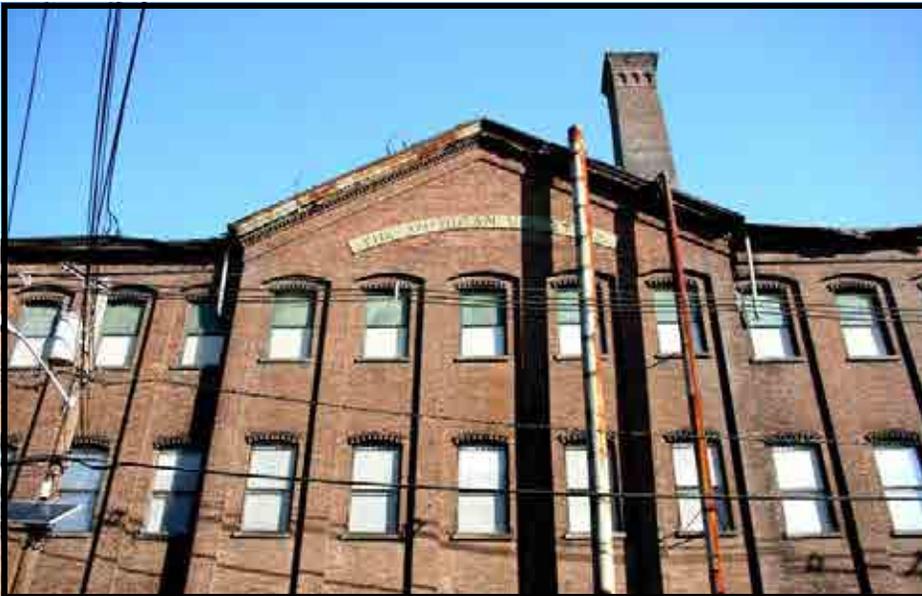
WILLIAM STRANGE SILK COMPANY
44 Beech Street, Paterson, NJ B 6209 L 01
Photographs, historic / contemporary



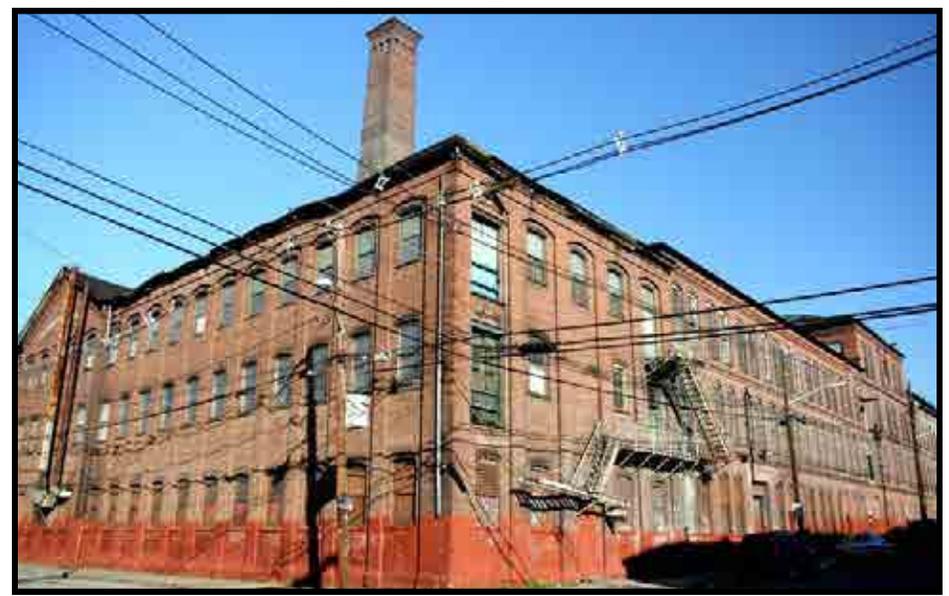
STRANGE 1: c.1890 looking NE from corner of Madison St. (lft) and Essex St. (rgt). The façade along Essex St. (rgt) was the American Velvet Co. mill.



STRANGE 2: looking NE from corner of Madison St. (lft) and Essex St. (rgt) This is today's view of the historic photo in Strange 1 to the left. Note the smokestacks.



STRANGE 3: detail view looking N from Essex St. The name plate in the gable is for the American Velvet Co. an existing L-shaped mill complex that Strange purchased and expanded his new complex from.



STRANGE 4: oblique overview looking NW looking NE from corner of Beech St. (rgt) and Essex St. (lft). The American Velvet Co. building defines the corner, but it is clear by the mismatched roofline where the Beech St. expansion started in the 1880s.

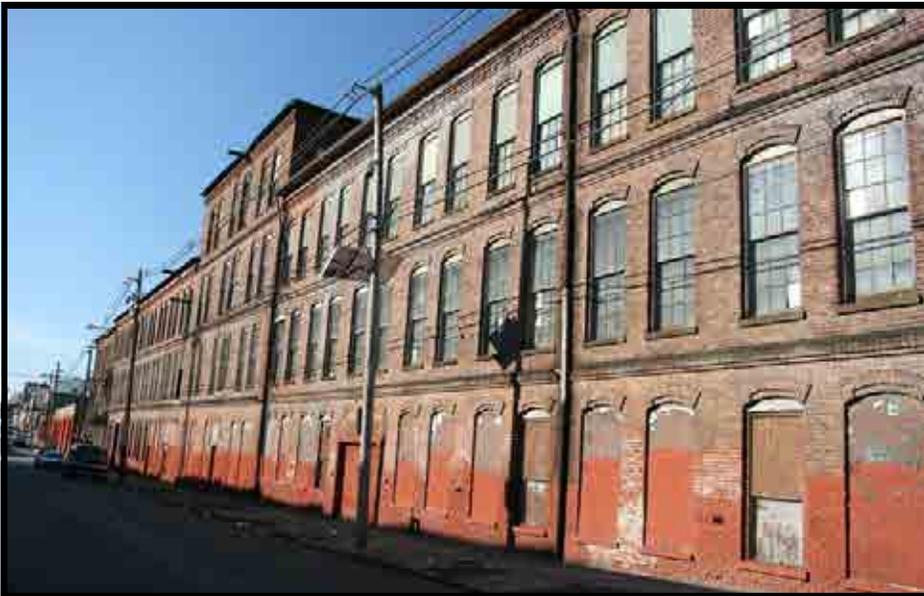
WILLIAM STRANGE SILK COMPANY
44 Beech Street, Paterson, NJ B 6209 L 01
Photographs, historic / contemporary



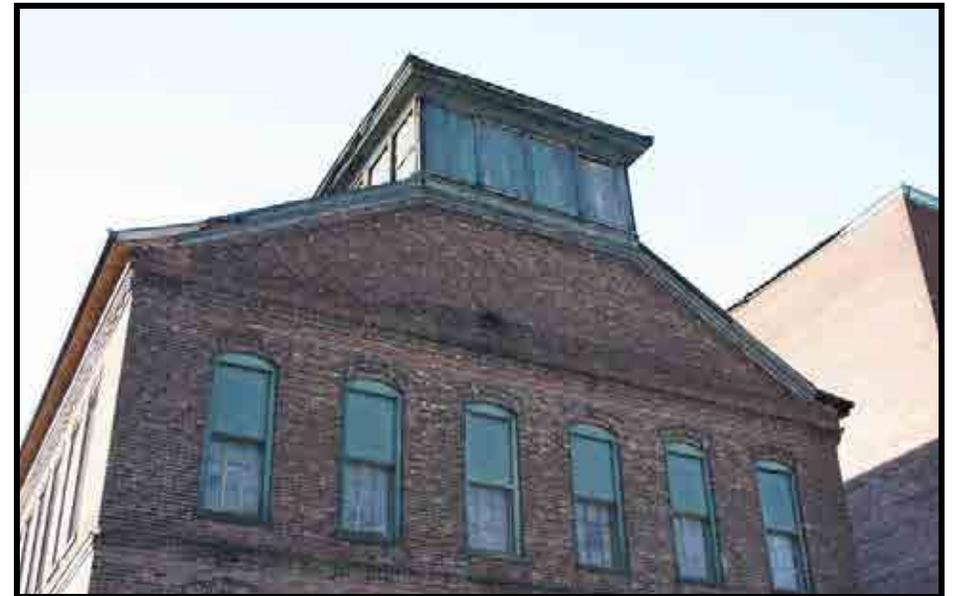
STRANGE 5: oblique overview looking NE down along Beech St. from corner of Essex St.



STRANGE 6: detail view looking W from Beech St. showing central bay fronting Beech St. Note the permanent enlargement to the center sets of windows.

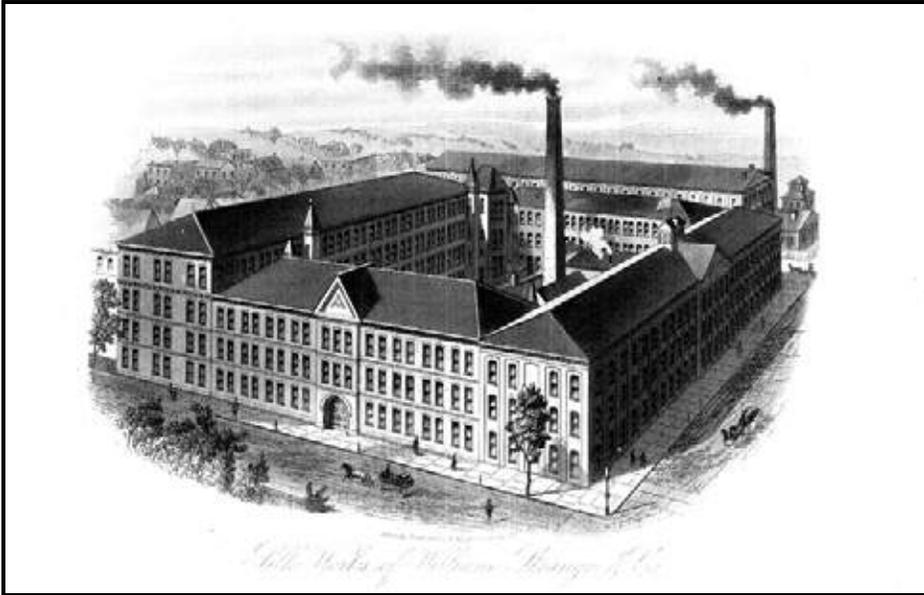


STRANGE 7: oblique overview looking SE down along Beech St. from corner of Morton St. showing the Beech St. side of the complex. The taller central bay is detailed in photo Strange 6 (upper right).



STRANGE 8: detail view of N gable end looking SW, showing intact central clerestory that runs the length of the building.

WILLIAM STRANGE SILK COMPANY
44 Beech Street, Paterson, NJ B 6209 L 01
Photographs, historic / contemporary



STRANGE 9: historic aerial view looking NE of the Strange complex before the final addition of an independent structure at the corner of Morton and Madison St. The primary façade of the complex was defined by this prominent entrance shown.



STRANGE 10: detail view looking SE, showing central entrance on the Madison St. (primary) façade. Note the permanent window conversions to entrances.



STRANGE 11: close up view looking E of the cast iron name plate located in the central entrance gable seen in Strange 10 (upper rgt) "William Strange Silk Man'f."



STRANGE 12: Oblique overview looking SE from Madison St. showing primary façade and main entrance (yellow) along Madison St.

WILLIAM STRANGE SILK COMPANY
44 Beech Street, Paterson, NJ B 6209 L 01
Photographs, historic / contemporary



STRANGE 13: oblique overview looking SE from corner of Madison and Morton St. of the last Strange complex's 1900s 4-story addition.



STRANGE 14: oblique view looking W, showing Morton St. side of the 1900s addition on the right side, and the N gable end of the 1880s expansion along Beech St. on the left.



STRANGE 15: overview of interior courtyard looking SW, showing non contributing concrete block buildings in foreground.



STRANGE 16: detail view looking NE from interior courtyard, showing detail and integrity of roofline on rear of the Beech St. expansion mill.

PROPERTY REPORT

Property ID: **480898480**

Property Name: Wright Aeronautical Co.
Address: 110-124 Beckwith AVE

Ownership: Private
Apartment #:
ZIP: 07503

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
PASSAIC	Paterson		Paterson	6508	3
PASSAIC	Paterson		Paterson	6508	1
PASSAIC	Paterson		Paterson	6508	2
PASSAIC	Paterson		Paterson	6508	9
PASSAIC	Paterson		Paterson	6508	4
PASSAIC	Paterson		Paterson	6508	20
PASSAIC	Paterson		Paterson	6508	19
PASSAIC	Paterson		Paterson	6508	6
PASSAIC	Paterson		Paterson	6508	21
PASSAIC	Paterson		Paterson	6508	7
PASSAIC	Paterson		Paterson	6508	5
PASSAIC	Paterson		Paterson	6508	8

Property Photo:



Old HSI Number: PAS1608-501

NRIS Number:

HABS/HAER Number:

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

480898480

Page 1

(Primary Contact)

Description:

The Wright Aeronautical Corporation complex is an expansive industrial site situated on 6.7 acres containing a ca. 1916, 4-story daylight factory designed by architect Fred W. Wentworth; it has multiple additions dating to the 1920s. Also included within the complex is a World War II era building housing test cells for aircraft engines. The complex is now used for various light industrial operations, including storage facilities.

Setting:

The Wright Aeronautical Corporation complex fronts Beckwith Avenue and occupies 12 irregularly shaped contiguous lots bound by Interstate 80 to the west, Beckwith Avenue to the north, Madison Avenue to the east, and the historic Erie Railroad corridor to the south. The setting is an industrial neighborhood, divided from the rest of Paterson by the railway and the highway. The site, along with the Cooke Locomotive & Machine Company, its neighbor to the southwest, comprises the Cooke Locomotive & Machine Company/ American Locomotive Company /Wright Aeronautical Company Historic District.

Registration and Status Dates:

National Historic Landmark?:

National Register:

New Jersey Register:

Determination of Eligibility:

Certification of Eligibility:

SHPO Opinion: 8/18/1998

Local Designation:

Other Designation:

Other Designation Date:

Eligibility Worksheet included in present survey?

Is this Property an identifiable farm or former farm?

Location Map:

Site Map:



BIBLIOGRAPHY:

Author:	Title:	Year:	HPO Accession #: (if applicable)
Guzzo, Dorothy P	Cooke Locomotive & Machine Co./American Locomotive Co./ Wright Aeronautical Co. Historic District SHPO Opinion	1998	H98-89
The RBA Group	Rceonnaissance-/Intensive Level Historic Architectural Survey, Madison Avenue/Conrail Bridge Replacement Project, City of Paterson, Passaic County, New Jersey	1998	
The Paterson Press Guardian	Paterson in Pictures	1923	

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 2

Principal Investigator: Patrick Harshbarger

(Primary Contact)

480898480

Organization: Hunter Research, Inc.

Mingos, Howard	The Aircraft Year Book for 1938	1938
Passaic County Historical Society	Curtis-Wright Collection	
Department of Community Development	City of Paterson Survey	1987
Archimede, Gianfranco	Paterson Historic Mills Group Municipal Historic Site Designations Staff Opinion of Eligibility	2012
Hyde, E B	Atlas of Passaic County, New Jersey	1877
Robison, E	Atlas of the City of Paterson, New Jersey	1884
Robinson, E	Atlas of the City of Paterson and Haledon New Jersey	1899
Mueller, A H	Atlas of the City of Paterson, New Jersey	1915
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1915
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1931
Sanborn Map Company	Insurance Maps of Paterson, New Jersey	1950

Additional Information:

HPO Inventory ID#: 3931 HD; Lots 1, 2, & 3 also? (w/in HD bounds)

More Research Needed? (checked=Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included:

0 Building	0 Bridge
0 Structure	0 Landscape
0 Object	2 Industry

Historic District ?

District Name: Cooke Locomotive/American Locomotive/Wright Aeronautical Historic Di

Status: Key Contributing

Associated Archeological Site/Deposits?

(known or potential sites. If Yes, please describe briefly)

Potential for industrial archaeology (parking lot and interior)

Conversion Problem? ConversionNote: 2

Date form completed: 9/7/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

Property ID:

(Primary Contact)

480898480

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 238 Lindbergh Place

Historic Name: Daylight Factory at the Wright Aeronautical Corporation

Present Use: Industrial, light industrial

Historic Industry: Machine Manufacture (All types)

ConstructionDate: 1916 **Source:** Historic Maps

**Construction
Start Date:**

**Construction
End Date:**

Building ID: 1-4, 7, 13

Style: International Vernacular?

Exterior Finish Materials: Brick, Running Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 625 **Stories:** 4

Structural System: Reinforced Concrete

Width: 500 **Bays:** 21

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The daylight factory was designed by Fred W. Wentworth and constructed beginning ca. 1916 by the Paterson Industrial Development Company. The earliest part of the building is its northernmost 4-story, 12-bay portion (No. 1), bearing the current address of 238 Lindbergh Place. This initial building was designed by Wentworth in the International style, utilizing reinforced concrete frame construction with brick curtain walls and large steel frame windows spanning the wide bays. The once expansive windows categorized this building as a daylight factory. Today, most window openings are infilled with concrete block. The corners of the 1916 section of the building have parapet walls with geometrical cast concrete details. By 1931, a 4-story, 18-bay addition (No. 2) had been added perpendicularly to the east elevation of the original building. Projecting from the south elevation of No. 2 is a 1-bay tower, housing a freight elevator with a concrete loading dock at ground level. Extending from the south elevation of No. 2 are two wings, labeled on maps as the 4-story, 15-bay, "East Wing" (No. 3) and the 4-story, 10-bay "Central Wing" (No. 4). Each of these additions (Nos. 2, 3, and 4) have 5th story, brick-enclosed observation decks at their central bays. No. 4 has a bay of loading doors at each level, above which is a hoisting mechanism. The wings utilize the proximity of the railroad tracks with a 2-story, stuccoed receiving building (No. 7) with a concrete platform attached to their south ends and oriented parallel to the tracks. A freestanding experimental test building located in the courtyard and a boiler house once attached to the south end of the 1916 portion have been demolished. Mid- and late-20th century additions to the north side of building No. 3 have expanded this building to 7 obvious sections, although the building labels are numbered through 13. The original factory and its extensions have flat roofs. All of the additions mimic No. 1 in form and construction, with reinforced concrete frames and brick curtain walls. Like on N. 1, most window bays on the additions have been infilled with concrete block and smaller, 6-part, metal frame windows.

Interior Description:

The interior was not accessible at the time of this survey.

Alteration Dates:

Alteration(s):	Circa Date:	Date Range:	Source:
Physical alteration	1928	to	Historic Photographs at Passaic County Historical Society (building additions)
Physical alteration		to	Window infill

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 4

Principal Investigator: Patrick Harshbarger

(Primary Contact)

480898480

Organization: Hunter Research, Inc.

Architect/Designer:

Type:	Name:	Person/Firm Description:
Architect	Fred W Wentworth	

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

Property ID:

480898480

INDUSTRIAL BUILDING ATTACHMENT

Common Name: 40-80 Beckwith Avenue

Historic Name: Machine Shop & Test Cell Building at Wright Aeronautical Corporation

Present Use: Industrial, light industrial

Historic Industry:

ConstructionDate: 1940 **Source:** Historic Maps

Construction Start Date: **Construction End Date:** Building ID:

Style: Vernacular?

Exterior Finish Materials: Brick, Common Bond

Physical Condition: Good

Foundation Materials:

Remaining Historic Fabric: Medium

Roof Finish Materials:

Length: 650 **Stories:** 2

Structural System:

Width: 750 **Bays:** 20

Roof System:

Equipment/Machinery:

Transportation Links: airstrip loading dock slip
(checked if applicable) dock rail siding other

Exterior Description:

The machine shop and test cells building is a ca. 1940 building constructed to manufacture and test aircraft engines. This 2-story, brick building has a V-formation, with 20 bays oriented roughly north-south and 13 bays oriented roughly east-west. The 20-bay, eastern portion of the V pre-dates the 13-bay western portion. Most of the building is blind, emphasizing its functionality. Each of the test cell compartments rises independently from the roofline, with nearly 70 individual cells visible on aerial photographs of the building. This exorbitant number of cells emphasizes the building's existence as a war-time facility, where a great number of engines were built and tested for the war effort, with possibly as many engines as test cells being tested at one time. Attached to the north elevation of the western section of the building are several one-story, flat roof office additions and one, 1-story side-gabled addition.

Interior Description:

The interior of this building was not accessible at the time of this survey.

Alteration Dates:

Alteration(s): **Circa Date:** **Date Range:** **Source:**
Physical alteration to front office additions

Architect/Designer:

Date form completed: 10/1/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID: 480898480 Page 6

Principal Investigator: Patrick Harshbarger (Primary Contact)

Organization: Hunter Research, Inc.

ELIGIBILITY WORKSHEET - Properties

Property ID 480898480

History:

As the name suggests, Wright Aeronautical was a direct descendant of the company formed by the Wright Brothers prior to World War I to build engines for their airplanes. The Wright four-cylinder motors were produced in Dayton, but in 1916 Wright merged with the Glenn L. Martin Company to form a short-lived firm known as Wright-Martin, which produced a revolutionary new rotary engine under license to a Spanish firm with a Swiss founder, known as Hispano-Suiza. Wright-Martin chose Paterson as its manufacturing center, largely because of its skilled workforce, consisting of many machinists with experience in the locomotive and textile industries, which were then experiencing layoffs. About 1916, Wright-Martin built a factory on Beckwith Avenue, and would continue to expand it through the early 1940s (Figures 2.6 and Photograph 2.9). In 1919, Wright-Martin reorganized with the Paterson factory becoming part of the Wright Aeronautical Company, a firm that eventually operated plants located all over the country to produce various airplane components. Under the leadership of F.B. Rentschler, a former U.S. Army Air Force officer concerned with engine production, Wright continued improving the Hispano engines, developing ever more powerful and efficient models marketed under names like Tempest, Tornado and Whirlwind. A major innovation was the development of an air-cooled radial engine that met the specifications of the U.S. Navy in the mid-1920s, prompting a major expansion of the Beckwith Avenue plant. This original Wright plant built about 1916 was a multi-story, reinforced-concrete "daylight" factory, which was expanded in the late 1920s to accommodate the additional military orders.

The Wright Aeronautical Company engine division did modestly well, but at the time it was usually considered to be "second fiddle" to Pratt and Whitney, its major competitor located in Hartford, Connecticut. In 1929, Wright merged with Curtiss, a company that was struggling to stay in the market with its V-8 and V-12 engine designs. The new Curtiss-Wright Corporation merged its engine-design department in Paterson, coming up with the Whirlwind or G-series engine, a highly regarded air-cooled radial engine that was considered among the most highly refined of the pre-jet engine era.

During World War II, Wright Aeronautical was inevitably caught up in the military's demand for aircraft engines. In 1939-41, Wright doubled the size of its plant, building a large single-story factory building to the northwest of its original premises and adding an unusual windowless brick building with an irregular cubicle roof line to house reinforced cells for testing engines. Wright built a second wartime plant in Wood-Ridge, New Jersey. After the war, the company's headquarters and principal base of manufacturing moved from Paterson to Wood-Ridge. By 1950, the plant in Paterson had been sold off.

Statement of Significance:

The Wright Aeronautical Corporation complex is significant in that it perpetuated the existence of Paterson as an industrial force by taking advantage of the pre-existing skilled labor population created by the establishment of mills during the last quarter of the 19th century. The Wright Aeronautical Company was a leader in aircraft technology and manufacturing. It contributed to the war effort during both World Wars. The earliest building on the site is the design of locally prominent architect Fred W. Wentworth. His design, mimicked in later additions, focused on functionality in form. The test cell buildings even further emphasize functionality in form as they were constructed for the very specific purpose of testing newly built aircraft engines. They are unique to the industry and appear infrequently in the American industrial landscape.

Eligibility for New Jersey and National Registers: Yes No

National Register Criteria: A B C D

Level of Significance: Local State National

Justification of Eligibility/Ineligibility:

The Wright Aeronautical Company complex is recommended eligible under Criterion A for its associated with a company that played a leading role in the development of aircraft technology, specifically the rotary air-cooled engines that were designed and constructed here. It is also significant as an example of how Paterson's skilled machinists adapted to 20th-century conditions and products. The Wright Aeronautical Company complex is recommended eligible under Criterion C as a distinguished example of industrial architecture with the earliest portion of the plant designed by Paterson architect Fred W. Wentworth. The test cell building is an unusual type of industrial architecture designed specifically for testing dozens of engines in windowless reinforced rooms.

Total Number of Attachments: 2

List of Element Names: Daylight Factory at the Wright Aeronautical Corporation
Machine Shop & Test Cell Building at Wright Aeronautical Corporation

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Property ID:

Page 7

Principal Investigator: Patrick Harshbarger

(Primary Contact)

480898480

Organization: Hunter Research, Inc.

Narrative Boundary Description:

The property boundary is tax block 6508, lots 1-9 and 19-21

Date Form Completed: 9/27/2012

Survey Name: Intensive-Level Survey of Paterson Industrial Mills

Principal Investigator: Patrick Harshbarger

Organization: Hunter Research, Inc.

(Primary Contact)

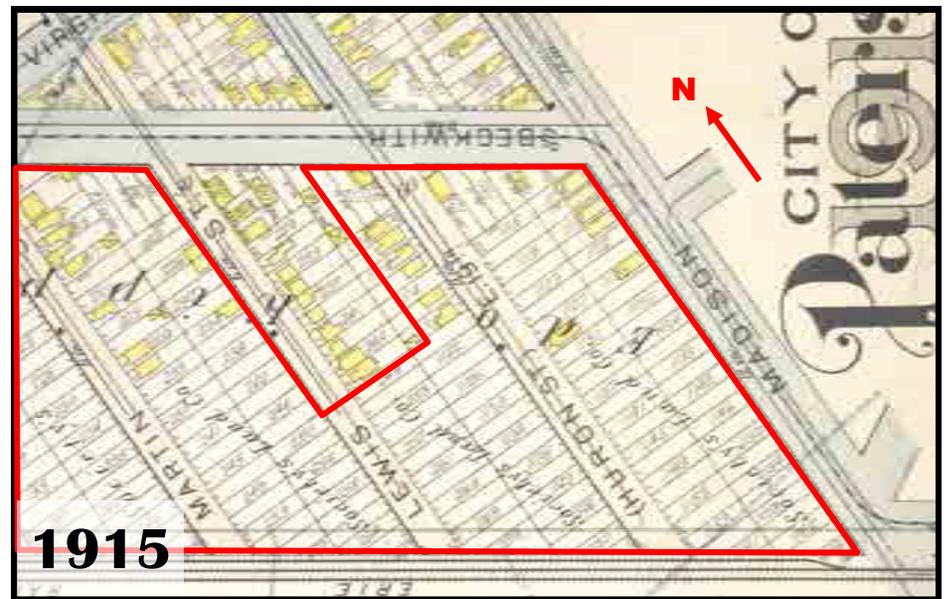
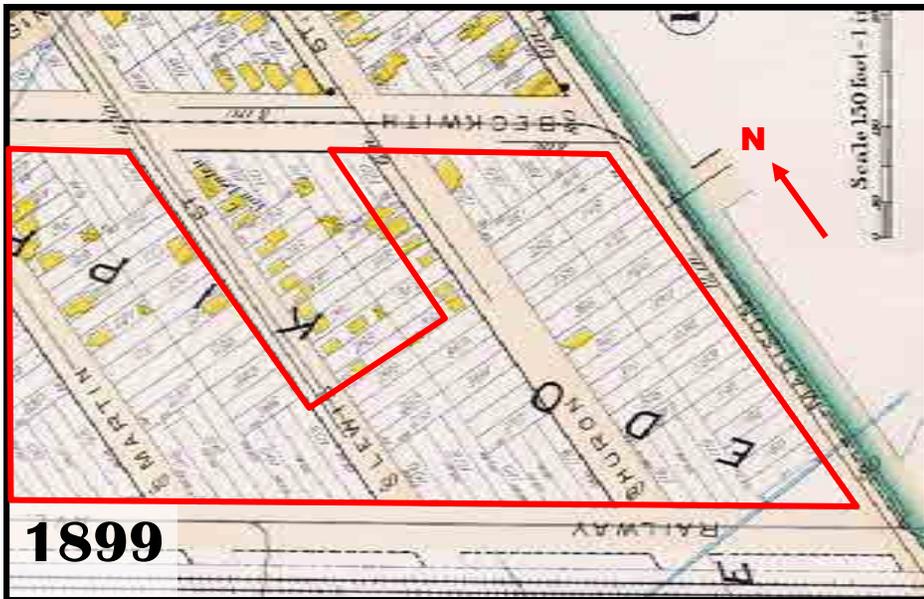
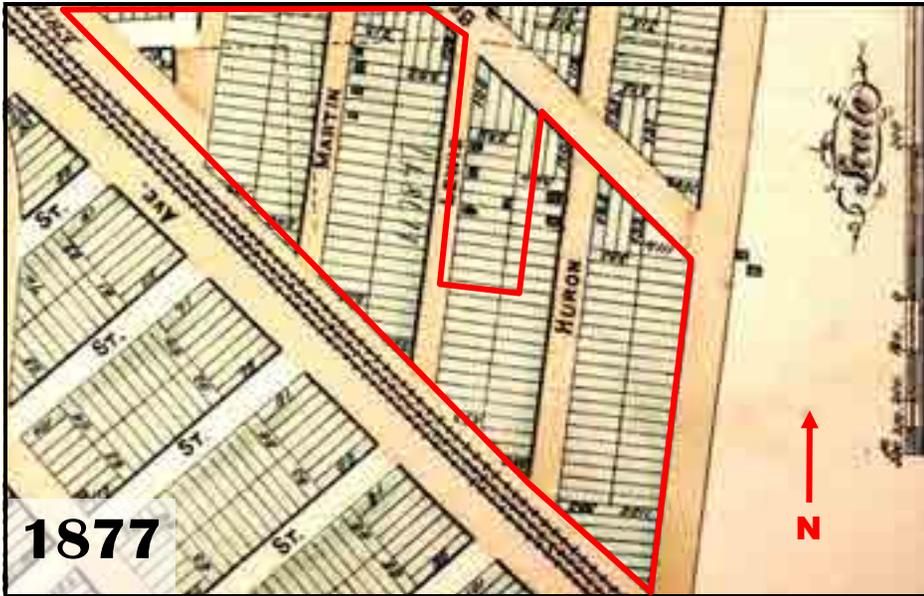
Property ID:

480898480

Page 8

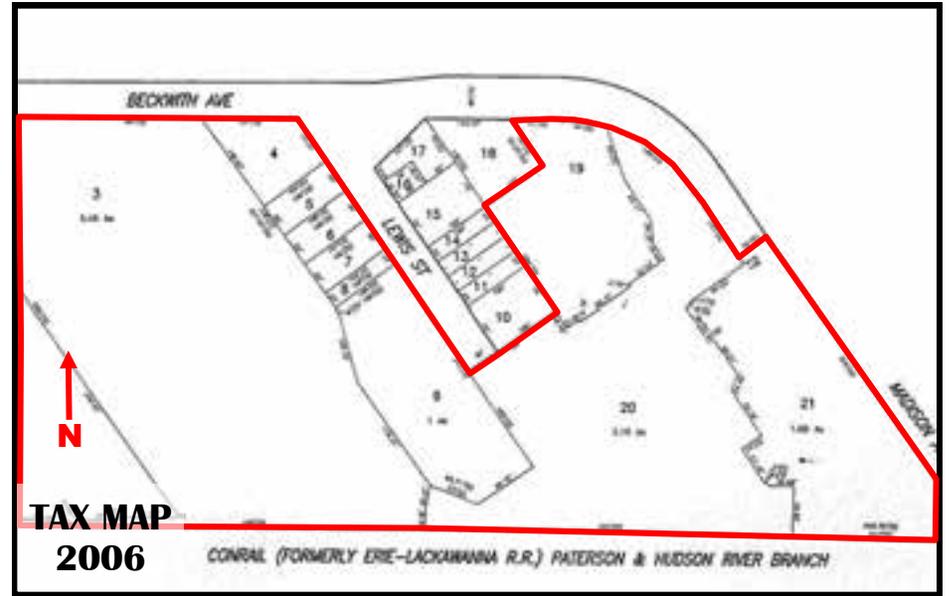
WRIGHT AERONAUTICAL CORP.
Various addresses on Beckwith, Lindbergh, Madison Aves,
Paterson, NJ B 6508 L 01-09, 19, 20, 21

Site Development Maps 1877, 1884, 1899, 1915



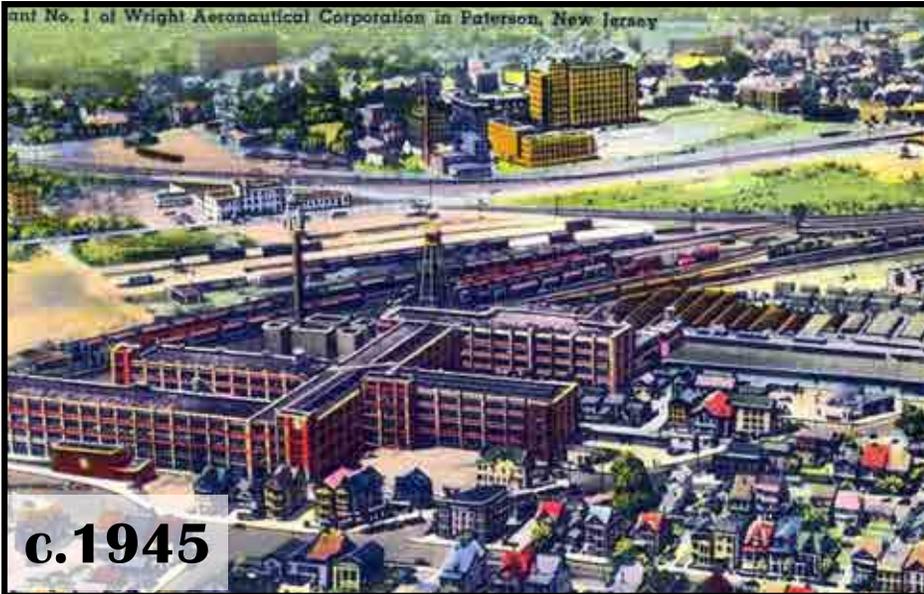
WRIGHT AERONAUTICAL CORP.
Various addresses on Beckwith, Lindbergh, Madison Aves,
Paterson, NJ B 6508 L 01-09, 19, 20, 21

Site Development Maps, 1931, 2006, 2010

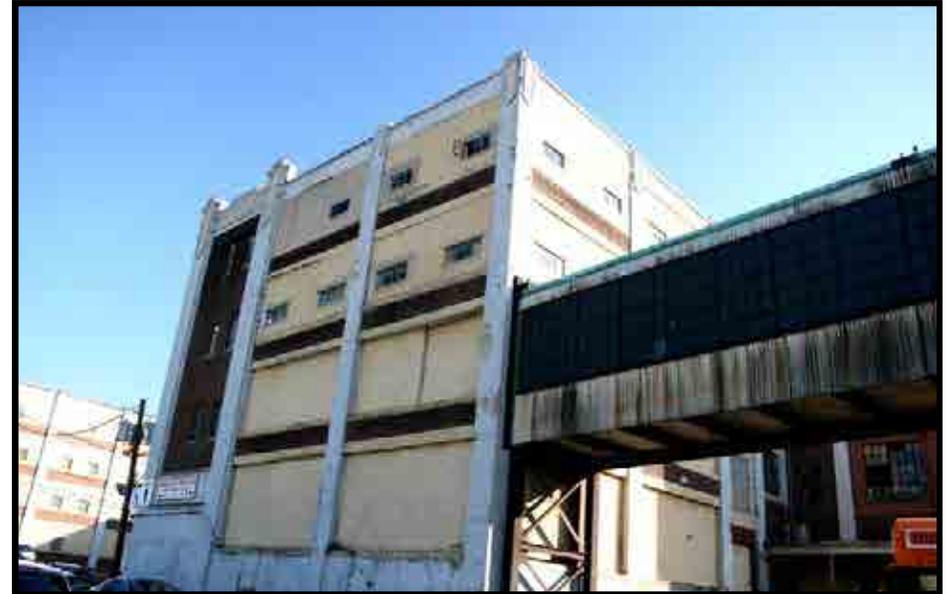


WRIGHT AERONAUTICAL CORP.
Various addresses on Beckwith, Lindbergh, Madison Aves,
Paterson, NJ B 6508 L 01-09, 19, 20, 21

Photographs, historic / contemporary



WRIGHT 1: c.1945 aerial overview looking W. Original 1916 building designed by F.W. Wentworth is in front of the water tower at center.



WRIGHT 2: detail view of 1916 bld. (Bld. 1), looking SE. Lindbergh Pl. runs along far side, where telephone pole is.



WRIGHT 3: oblique overview of rear of Bld. 1 looking NE, showing ancillary loading docks that were added to the building.



WRIGHT 4: oblique overview of rear of Bld. 1 looking NE, showing south end of building and part of interior courtyard.

WRIGHT AERONAUTICAL CORP.
Various addresses on Beckwith, Lindbergh, Madison Aves,
Paterson, NJ B 6508 L 01-09, 19, 20, 21

Photographs, historic / contemporary



WRIGHT 5: detail view of S end of Bld. 1, looking N from courtyard parking lot. Lindbergh Pl. enters on the right, passing under Bld 2, which was added during the 1920s



WRIGHT 6: close up view of S end of Bld. 1, looking N, showing geometrical parapet detailing in cast concrete. Such detail sets Bld. 1 apart from the complex additions made after this first bld was designed by F.W. Wentworth in 1915.



WRIGHT 7: oblique overview of rear of Bld. 2 looking NE from interior courtyard. Bld 1 is just off frame on left, Lindbergh Pl. enters courtyard at left.



WRIGHT 8: overview of rear of Bld. 4 and end of Bld 7, looking E from interior courtyard. Bld 2 is perpendicular to Bld 4, and is just off frame left. Railroad tracks are off frame right.

WRIGHT AERONAUTICAL CORP.
Various addresses on Beckwith, Lindbergh, Madison Aves,
Paterson, NJ B 6508 L 01-09, 19, 20, 21

Photographs, historic / contemporary



WRIGHT 9: oblique overview looking N from Madison Ave bridge showing E end and S side of Bld. 7 in foreground, and the long façade of Bld. 4 running parallel to Madison Ave.



WRIGHT 10: oblique overview looking N from Madison Ave bridge the long façade of Bld. 4 running parallel to Madison Ave.



WRIGHT 11: oblique overview looking SW from Beckwith Ave. of corner of E side of Bld. 4 running on the left and N side of Bld. 2. running on the right.



WRIGHT 12: oblique overview looking SW from Beckwith Ave. of interior corner of Bld. 2 and E side of Bld. 13.

WRIGHT AERONAUTICAL CORP.
Various addresses on Beckwith, Lindbergh, Madison Aves,
Paterson, NJ B 6508 L 01-09, 19, 20, 21

Photographs, historic / contemporary



WRIGHT 13: view looking W from Beckwith Ave. of E side of Bld. 13, which is an addition made perpendicular to Bld. 2 .



WRIGHT 14: oblique overview looking SW from Beckwith Ave. of corner of E side of Bld. 4 running on the left and N side of Bld. 2. running on the right.



WRIGHT 15: view of N end of Bld. 13 looking S from Beckwith Ave. Bld. 2 runs perpendicular in the background.



WRIGHT 16: Overview looking south from Beckwith Ave. showing engine testing facility constructed to meet the high demand of war time production needs c1943.

WRIGHT AERONAUTICAL CORP.
Various addresses on Beckwith, Lindbergh, Madison Aves,
Paterson, NJ B 6508 L 01-09, 19, 20, 21

Photographs, historic / contemporary



WRIGHT 17: Oblique view looking southeast from parking entrance, showing east testing wing.



WRIGHT 18: Overview looking southeast from parking area. Showing corner of east and south testing wings.



WRIGHT 19: Overview of north testing wing and loading dock, looking S from parking area.



WRIGHT 20: view looking southwest from parking area showing concrete warehouse constructed in 1944.

Appendix D
RESUMES

PATRICK HARSHBARGER
Principal Historian/Architectural Historian, M.A., M.P.A.

EDUCATION

M.A., History, University of Delaware, Newark, Delaware, 1990

M.P.A., Public Administration, Florida International University, Miami, Florida, 1988

B.A. *magna cum laude*, American History, Brown University, Providence, Rhode Island, 1984

EXPERIENCE

2010-present Principal Historian/Architectural Historian
Hunter Research, Inc., Trenton, NJ

Technical and day-to-day managerial responsibilities for historic and archival research in support of historic architecture and archaeology. Participation in:

- historic architectural survey, evaluation and recording of buildings and structures
- historic preservation planning
- public outreach
- historic exhibits and signage
- interpretive planning and development;
- report preparation
- proposal preparation

1996-present National Editor, *Society for Industrial Archeology Newsletter*
(www.sia-web.org/siapubs/publications.html)

1991-2010 Senior Historian/Preservation Planner
TranSystems Corp. (formerly Lichtenstein Consulting Engineers)
Langhorne, PA and Paramus, NJ

1991-2009 Historian/Editor
McKelvey Museum Services, Wilmington, DE

1990 Historian, National Park Service
Historic American Engineering Record, Boston, MA

1989 Architectural Historian Intern
Bucks County Conservancy, Doylestown, PA

1986-88 Special Assistant/Editor
Office of the Vice President, Florida International University, Miami, FL

1984-1986 Deputy Director
Slater Mill Historic Site, Pawtucket, RI

CONTINUING EDUCATION

Iron and Steel Preservation Workshop, Lansing, MI, 2010, 2012
Ohio Department of Transportation, Section 106 Workshop, Columbus, OH 2010
HAZWOPER 24-hr. Training, Philadelphia, PA, 2009
Pennsylvania Department of Transportation, Section 106 Training, Allentown, PA, 2009
Museum Studies Certificate, University of Delaware, Newark, DE, 1990
Hagley Museum and Library, Fellow in the History of Industrialization and Technology, Wilmington, DE, 1988-1992

SPECIAL SKILLS AND INTERESTS

- historic bridges
- historic transportation systems (roads, canals, railroads)
- preservation of historic machinery and tools
- industrial and commercial architecture
- engineering heritage
- industrial archaeology
- public history and heritage tourism
- photography
- historic survey digital databases

PROFESSIONAL AFFILIATIONS

Association for Industrial Archaeology (U.K.)
Association for Preservation Technology International
National Railway Historical Society
National Society for the Preservation of Covered Bridges
National Trust for Historic Preservation
Newlin Foundation, Board of Directors
Society for Commercial Archeology
Society for the History of Technology
Society for Industrial Archeology
Society for the Preservation of Old Mills
Vernacular Architecture Forum

SELECTED PUBLICATIONS

"Two Pioneering American Roadways." *Proceedings of the Institution of Civil Engineers – Engineering History and Heritage*. London, England, May 2010.

Editor. *Abstracts of American Truss Bridge Patents, 1817-1900*. Society for Industrial Archeology, Houghton, Mich., 2009.

Robert John Prowse, New Hampshire State Bridge Engineer. New Hampshire State Historic Preservation Monograph Series. Concord, N.H., 2009.

Co-author. *National Guidelines for Historic Bridge Rehabilitation and Replacement*. Washington, D.C.: American Association of State Highway and Transportation Officials, 2008.

"Defining Historic Roads." *Proceedings of the 6th Preserving the Historic Road in America Conference*. Albuquerque, N.M., 2008.

"Historic Bridge Basics." South Carolina Department of Transportation, Columbia, S.C., 2004.

"Strategies for Historic Evaluation of Standard Highway Bridges, 1920-1960." *Proceedings of the Preserving the Recent Past 2 Conference*, Philadelphia, October 2000.

"So Your Dualized Highway is 50 Years Old? Is It Historic?" *Proceedings of the Preserving the Historic Road in America Conference*. Morristown, New Jersey, April 2000.

Editor and Co-author. *Delaware's Historic Bridges: Survey and Evaluation of Historic Bridges with Historic Contexts for Highways and Railroads*. 2nd Edition Revised. Dover: Delaware Department of Transportation, 2000.

"Metal Truss Bridges and Their Builders in Historical Perspective: Some Thoughts from A Case Study of the Phoenix Bridge Company." *Spans of Time*. Ithaca, New York: Historic Ithaca, 1999.

"The Providence School Board Reform Movement, 1898-1924." *Rhode Island History*, Volume 44, Number 2 (May 1985).

Appendix E

**NEW JERSEY HISTORIC PRESERVATION OFFICE
BIBLIOGRAPHIC ABSTRACT**

APPENDIX E
New Jersey Historic Preservation Office
Bibliographic Abstract

HUNTER RESEARCH, INC.

Location: City of Paterson, Passaic County, NJ

Drainage Basin: Passaic River

U.S.G.S. Quadrangle: Paterson, N.J.

Project: Intensive Architectural Survey, Inventory and Conditions Assessment of Industrial Mill Buildings Outside of the Great Falls Historic District throughout the City of Paterson, Passaic County, New Jersey

Level of Survey:

Cultural Resources: Multiple Mill Properties

Appendix F

PROJECT ADMINISTRATIVE DATA

APPENDIX F

Project Administrative Data

HUNTER RESEARCH, INC. PROJECT SUMMARY

Project Name: Intensive Architectural Survey, Inventory and Conditions Assessment of Industrial Mill Buildings Outside of the Great Falls Historic District throughout the City of Paterson, Passaic County, New Jersey

Level of Survey:

HRI Project Reference: 12036

Date of Report: September 2012

Client: City of Paterson

Prime:

Review Agency: New Jersey Historic Preservation Office

Agency Reference:

Artifacts/Records Deposited:

PROJECT CHRONOLOGY

Date of Contract Award:

Notice to Proceed: 9/11/2012

Background Research: September 2012

Fieldwork: September 2012

Analysis: n/a

Report Written: September 2012

PROJECT PERSONNEL

Principal Investigator(s): Richard Hunter, Patrick Harshbarger

Background Researcher(s): Alison Haley

Field Supervisor(s):

Field Assistant(s):

Analyst(s):

Draftperson(s): Katie Rettinger, Lauren Lembo

Report Author(s): Patrick Harshbarger, Alison Haley

