Cultural Resource Investigation of the Allied Textile Printing Site, Paterson NJ

Volume II: The Allied Textile Printing Site Existing Conditions

DPMC #: P1047-00

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EXISTING CONDITION ASSESSMENT REPORT

Cultural Resource Investigation of the
Allied Textile Printing Site
Paterson, Passaic County, N.J.

PROJECT NO. P1047-00

STATE OF NEW JERSEY
Honorable Chris Christie, Governor
Honorable Kim Guadagno, Lieutenant Governor

DEPARTMENT OF THE TREASURY
Andrew P. Sidamon-Eristoff, State Treasurer

DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
Steven Sutkin, Director

Department of Environmental Protection
Bob Martin, Acting Commissioner for DEP
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Date: September 24, 2010
ALLIED TEXTILE PRINTING (ATP) SITE
CULTURAL RESOURCE INVESTIGATION
EXISTING CONDITIONS ASSESSMENT

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ALLIED TEXTILE PRINTING (ATP) SITE
CULTURAL RESOURCE INVESTIGATION

I. INTRODUCTION

Background

This Existing Conditions Report was prepared by Farewell Mills Gatsch Architects, LLC, with contributions on historical background and structural survey and evaluation from TransSystems; a Cultural Landscape Evaluation prepared by ETM Associates, and Condition Assessment of Industrial Artifacts prepared by Conservation Solutions, Inc. This document contains detailed assessment of the existing conditions of the structures, building materials and features, and cultural landscape of the Allied Textile Printers (ATP) site.

Farewell Mills Gatsch Architects, LLC, is the prime consultant to the State of New Jersey, Department of the Treasury, Division of Property Management and Construction, with the Department of Environmental Protection, Division of Parks and Forestry, Natural & Historic Resources Group, Historic Preservation Office serving as one of the principal reviewers for the work. Funding was provided by the National Park Service through the Urban History Initiative.

This Existing Conditions Report is one component of a broader cultural resource investigation of the ATP site that seeks to lay the groundwork for the site’s future preservation and interpretation. Related work components include the “Factories Below the Falls: Paterson’s Allied Textile Printing Site in Historic Context” prepared by Hunter Research Inc. with contributions from TranSystems and URS Corporation (final report submission dated September 2010); and the “Archaeological Research Design, Cultural Resource Investigation”, prepared by URS Corporation (revised draft dated April 2010); and the culmination of the study is the development of preservation treatment recommendations for the ATP site by the entire team, coordinated by FMG.

All elements of this Cultural Resource Investigation are intended to meet the stipulations of an amended Programmatic Agreement concluded in June 2002 between the National Park Service, the New Jersey Historic Preservation Office, the City of Paterson, the New Jersey Historic Trust and the Advisory Council on Historic Preservation concerning the preservation status and future of the former Allied Textile Printing Site, Great Falls/Society of Useful Manufacturers National Historic Landmark District, Paterson, New Jersey.

Property Overview

The Allied Textile Printing Site (ATP) occupies approximately seven acres within the larger eighty-nine acre SUM NHL District, located on Mill and Van Houten Streets in the City of Paterson, Passaic County, NJ and is identified as Block H4601, Lots 4, 5, 9, 10 and 11 on the City tax records (Whitman, et al., 2009).

The ATP site lies within the core of several overlapping designated historic entities focused on the rich industrial history of the City of Paterson, Passaic County, New Jersey: notably, the Great Falls of Paterson/Society for Useful Manufactures Historic District, as listed in the National Register of Historic Places (April 17, 1970) and the New Jersey Register of Historic Places (May 27, 1971); the
Great Falls/Society of Useful Manufacturers [sic] National Historic Landmark District (established in 1976); the Great Falls State Park (established in 2004); and the recently created Paterson Great Falls National Park (designated in 2009).

The site is bordered by the Passaic River to the north, Overlook Park to the west, a city owned parking lot, the Essex Mill and Lower Raceway fronting Van Houten Street to the south, and the property line of the Congdon Mill to the east. In addition, the southeastern portion of the site is defined by a steep vegetated cliff face.

Figure 1.1: Aerial Photograph of the ATP Site in 1973 looking northwest.
Figure 1.2: Aerial Photograph of the ATP Site in 1973 looking northeast.
Figure 1.3: Aerial Photograph of the ATP Site 2007 with project boundaries delineated. Source: “Factories Below the Falls, Paterson’s Allied Textile Printing Site in Historic Context”, Prepared by Hunter Research Inc. for the New Jersey Department of Environmental Protection, Division of Parks and Forestry; 2010.
Figure 1.4: Map showing the location of the Allied Textile Printing Site within the City of Paterson. Limits of ATP Site are outlined. Source: “Factories Below the Falls, Paterson’s Allied Textile Printing Site in Historic Context”, Prepared by Hunter Research Inc. for the New Jersey Department of Environmental Protection, Division of Parks and Forestry; 2010.
Historical Overview and Significance Summary

Extensive historic research was conducted as part of the Historic Context Phase of this contract. Detailed information about the historic significance of the site, the individuals responsible for its development, and the chronology of construction and activities on the site can be found in the “Factories Below the Falls: Paterson’s Allied Textile Printing Site in Historic Context”, referenced earlier in this report. The Historic Context document comprises the initial component in the undertaking of this project and addresses the historic significance of the site as a whole and offers a framework which the relative historical importance and integrity of surviving structural and archaeological remains can be evaluated.

The approximately seven (7) acre Allied Textile Printers (ATP) Site is located along the Passaic River, within the eastern end of the Great Falls/ Society for Useful Manufactures National Historic Landmark District, the Great Falls State Park and the recently established Paterson Great Falls National Park in the City of Paterson, Passaic County, New Jersey. The ATP Site contributes to Paterson’s designation as the nation’s first planned industrial city and is located at the heart of the industrial district that relied on the Great Falls of the Passaic River to power some of the nation’s earliest factories. The ATP Site is currently a ruin, ravaged by a series of fires occurring after industrial activity ceased in 1982. Nonetheless it contains many notable features of historical and archaeological significance including waterpower features such as raceways and wheel pits, a quarry, the ruins of at least five water-powered 19th-century mills, two steam plants with smokestacks, and the ruins of extensive textile dyeing and finishing operations that occupied a large portion of the property from the 1910s to 1980s. A centerpiece of the ATP Site is the Colt Gun Mill, an industrial site with nationally significant associations. The brownstone mill building (now a shell) was built in 1837 to produce Samuel Colt’s famous revolver and was the place where John Ryle established what would become Paterson’s world renowned silk industry in 1840.

The historical significance of the ATP Site encompasses activities and associations that span the last decade of the 18th century through the mid-20th century. The site is particularly significant for its function within the Society for Establishing Useful Manufactures (S.U.M.) waterpower system; its participation in the concentrated development of cotton manufacture in Paterson, circa 1807-15, and in the manufacture of duck (sail cloth) in the 1820s and 1830s; its role as Paterson’s first locus for the spinning and weaving of silk; on-site manufacturers’ use of the custom and batch production system within both the textile machine tool business and the silk manufacturing industry; and its 20th-century conversion into a modern integrated silk dyeing and finishing plant.

The site also has many important associations with prominent figures in American, New Jersey and Paterson history, notably Roswell Colt, John Colt and Samuel Colt (S.U.M. development and cotton and firearms manufacture), John Ryle (early silk manufacture and the city’s water supply system) and James Mayer (textile dyeing). The site has identifiable links with national figures such as Pierre Charles L’Enfant and Alexander Hamilton who were instrumental in the activities and vision of the S.U.M. to transform America into an independent nation with self-supporting industrial capacities that would free it from dependence on Europe.

Within the site limits are several key properties, the most important of which are the Colt Gun Mill, the duck mill (Passaic Mill No. 1), the Todd Mill, the Mallory/Waverly mill and the older sections of the dye works located along the riverbank. There are numerous locations throughout the site of archaeological sensitivity including possibly a late-18th-century sawmill site and an early 19th-
century nail mill, not to mention the various arteries of the S.U.M. waterpower system expressed in the form of raceways, gates and wheel pits.

Eight principal historical themes have been identified. In summary, these themes are:

• Late 18th-Century S.U.M. Improvement of the ATP Site
• Development of the S.U.M. Waterpower System and Later Power Sources
• Management of Water Resources and the Commoditization of Water
• Colt Family Entrepreneurialism
• The ATP Site Manufacturers as Custom and Batch Production Specialists
• Cotton and Wool Manufacture
• Silk Manufacture
• Textile Dyeing and Finishing

The Historic Context document, *Factories Below the Falls: Paterson’s Allied Textile Printing Site in Historic Context* (Hunter Research, Inc. 2010), produced as part of this contract, incorporates extensive historic research and addresses the historic significance of the site as a whole and offers a framework within which the relative historical importance and integrity of surviving architectural, archaeological, and material remains can be evaluated.

The Site was closed in 1983 and purchased shortly thereafter by Paterson Renaissance Partners, Inc. (PRP) of New York. The City of Paterson acquired the property in 1994 through a foreclosure action involving the purchase of certificates of tax sale following PRP’s default on outstanding taxes (Whitman, et all., 2009).

**Building Historical Significance Criteria**

Each building/structure identified by the Existing Conditions Survey was evaluated for historical significance based on a total assessment of its historical context(s) as presented in Hunter Research, Inc., *Factory Below the Falls; the ATP Site in Historic Context* (Sept. 2010). The assessment took into account the ability of the building’s surviving visible, above-ground fabric to convey its significance. It did not assess archaeological significance. Evaluation criteria have been established to define the level of historical significance, as follows:

*Exceptional* – The building/structure is a key contributing resource to the S.U.M. Great Falls Historic District with historical associations that had a direct impact on the development of the district and highly significant individuals, events or patterns of events. The building/structure may be in partial ruin but retains sufficient integrity to convey its significance.

*Very High* – The building/structure is a key, character-defining building on one of the analytical units identified by the *Historic Context*. The building/structure defines 19th-century patterns of mill property ownership and the use of waterpower. Remnants of the building/structure, including the footprint as defined by visible foundations and/or walls, provide sufficient evidence of its size and orientation to other elements of the site for it to convey its significance.

*High* – The building/structure has significant historic associations within the ATP site context. It illustrates an important period in the site’s evolution or has direct and important associations with water and/or steam supply systems. Includes buildings with surviving...
architectural elements that have greater than average integrity, are important elements in the cultural landscape, and/or provide important representative examples of the materials and methods of construction used at the site prior to 1945.

*Moderate* – The building/structure is of average to below average significance within the ATP context. It contributes to the cultural landscape but is not considered a key component. Loss of original fabric is moderate to high limiting the ability to convey significance but there may be some architectural details, machinery or historical features of interest.

*Low* – The building/structure has less than average significance within the ATP context. It is not a key component of the cultural landscape and the remaining fabric has a high degree of loss and provides very minimal ability to convey its original use and significance.

*None* – The building/structure has no ability to convey its original use or significance due to total or very high degrees of loss of original fabric.

Following Factory Mutual Maps below, Figure 1.8 graphically illustrates the level of historical significance for each of the buildings and structures on the ATP Site according to the above criteria.
Figure 2.13: Overview of 1981 Factory Mutual Map showing building arrangement and numbers.
Figure 2.14: Detail view of 1981 Factory Mutual Map showing west end of site.
Figure 2.15: Detail view of 1981 Factory Mutual Map showing east end of site.
Figure 1.8: Building Significance map.
Cultural Resource Investigation
Allied Textile Printing Site; Paterson, New Jersey
DPMC #P1047-00
Farewell Mills Gatsch Architects, LLC #0921

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Final Submission, September 2010
Report Methodology and Overview – page 17
Executive Summary

The ATP site predominantly consists of over forty heavily damaged structures, including an array of ruins of historically significant 18th and 19th century brownstone and brick industrial buildings, built for use in the production and manufacture of various textile and industrial products, which evolved throughout the site’s history.

This industrial building, although similar in purpose, vary significantly in style and material throughout various construction campaigns beginning in the 18th century. The earliest constructed buildings no longer exist above grade, therefore questions regarding their contribution to the development of the site are addressed in the archaeological fieldwork. The findings of the archaeological field investigations are included in this project as a separate volume of this study.

Between the summer of 1983 and approximately 1997, over twelve (12) fires occurred on the site. Currently, most of the buildings are fire damaged with only remains of walls still evident. These include ruins of historically significant 19th century brownstone and brick buildings, as well as more recently constructed concrete and steel buildings, circa 1950-1970, which were heavily damaged in the various fires.

The extant buildings and structures, which have been vacant since the ATP Site closing in 1983, have no roofs and are currently heavily damaged. The buildings that remain are secured by a perimeter site fence, but are not individually secured within the site. The site itself has no running water or electrical supply, although various City utilities run through the site. The remnant structures are all open to the elements, and have experienced a significant level of deterioration and loss of material.

The above circumstances have rendered the site difficult to navigate, and our project team pursued significant site clearing efforts and reconnaissance survey to determine the safety of areas within the site. This is discussed in more detail in the Methodology section. The findings of this Condition Assessment serve as a tool for a greater understanding of the building and site conditions, and can inform future efforts of investigation, stabilization, preservation, and rehabilitation.

The following figures provide a glimpse of some historic images of the site (additional historic images can be found in the Historic Context document, Factories Below the Falls: Paterson’s Allied Textile Printing Site in Historic Context (Hunter Research, Inc. 2010)); as well as several views through the site in its current condition.
Figure 1.9: Panorama of Paterson circa 1900, left side.
Figure 1.10: Panorama of Paterson circa 1900, right side.
Figure 1.11: View of ATP site circa 1900.

Figure 1.12: 1996 Aerial photograph of site.
Figure 1.13: View of river from 1973.
Figure 1.14: Remaining west wall of Colt Gun Mill, Building #23.
Figure 1.15: View looking at northeast corner of the Passaic Mill’s sawtooth roof, Building #1.
Figure 1.16: View of Todd Mill, Building #6, looking northwest.
Figure 1.17: View looking west at the remains of the Wavery and Mallory mills (Buildings 11, 11C).
Figure 1.18: View from across the river, looking at the remaining walls of building 12 toward the eastern end of the ATP site.
Figure 1.19: View from the rock outcropping of Mt. Morris behind the Colt Gun Mill (Building #23), looking northeast toward the Mallory and Waverly Mills.
Figure 1.20: Historic view of the Colt Gun Mill (Building 23) circa 1840.
Based on the observations made during the course of this study, FMG and our team have found that the buildings, structures, features and artifacts on the ATP site no longer retain a high degree of material stability. In general,

- Several buildings have significant portions of exterior walls remaining, although many buildings have little intact fabric. Conditions vary, but many are in poor and very poor condition, and a large percentage of the buildings are considered a total loss.
- None of the buildings have existing, intact, weathertight roofs remaining.
- Many buildings have significant exposed, and partially collapsed structure (masonry bearing wall, timber frame, and steel frame with masonry infill).
- Fallen and falling building materials prevent safe passage through many areas on the site, and into most of the building footprints, therefore impeding any further investigations at these locations.
- Very little interior structure or building fabric remains and heavy vegetation growth obscures observation and contributes to further deterioration. Vegetation clearing facilitated the work of this study, but the relief was temporary; significant re-growth had already occurred by the submission of this final Existing Conditions Assessment.
- The Colt Gun Mill is a significant building on the site, and has been evaluated, in its current material state, to be in fair condition.
- S.U.M. Spillway and Raceway features are significant to the site, and have been evaluated as part of this study to be in poor to very poor condition.
- Existing bridges accessing the site are integral elements to the circulation into, and connection of the site to the surrounding City.
- Landscape features of cultural significance include topographic land features, remaining site landscape elements, and views and vistas. Although some vegetation remains, these elements provide far greater opportunity for interpretation than plant materials due to the development and use of the site.
- Limited industrial artifacts remain on the site within several structures, many of which are currently inaccessible or unstable and provide opportunity for additional investigation.
- Debris piles which likely represent materials from buildings which are no longer extant provide opportunity for additional investigation.

These ruinous structures have continued to suffer deterioration due to exposure to the weather elements. Despite these conditions, several buildings retain historical integrity which, if sufficiently and appropriately interpreted, could provide a rich visual component to the narrative of the redeveloped site.

Although the entire ATP site is considered of historic significance, the goal of this report is to provide an evaluation on the extant building fabric and classify levels of condition for building materials and features, as well as an overall building classification. This overall condition classification, together with the building significance level, informs the preservation treatment recommendations for each structure, and the preservation treatment approach for the site as a whole. The Preservation Treatment Recommendations will be discussed in a later volume of this study.
Summarized List of Buildings and Structures:

The following is a list of the buildings and structures identified on the 1981 Factory Mutual Map, utilized in the identification of the remaining buildings, structures, and materials on the ATP Site.

- Building number, use and name as indicated on the 1981 Factory Mutual Map of ATP Factory.
- Historical Name and the Level of Historic Significance is based on the completed “Factories Below the Falls: Paterson’s Allied Textile Printing Site in Historic Context” (Hunter Research, Inc. 2010).
- Assessed condition based on site observations made in 2010 during the course of this study.

Following this list, Figure 1.21 graphically illustrates the Assessed Condition of each building and / or structure. Refer back to Figure 1.8 map graphically illustrating the level of historic significance of each building and / or structure.

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Use/ Common Name</th>
<th>Historical Name</th>
<th>Analytical Unit</th>
<th>Level of Historic Significance</th>
<th>Assessed Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>DYEING</td>
<td>PASSAIC MILL NO. 1 (FRONT)</td>
<td>Passaic Mill No. 1; SUM Waterpower System</td>
<td>Very High</td>
<td>Poor</td>
</tr>
<tr>
<td>1A</td>
<td>BOILER HOUSE</td>
<td>REGAL BOILER HOUSE</td>
<td>Passaic Mill No. 1; SUM Waterpower System</td>
<td>High</td>
<td>Poor</td>
</tr>
<tr>
<td>2</td>
<td>DYE HOUSE</td>
<td>PASSAIC MILL NO. 1 (REAR)</td>
<td>Passaic Mill No. 1; SUM Waterpower System</td>
<td>None</td>
<td>Total Loss; no visible remains.</td>
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<td>3</td>
<td>FOLDING</td>
<td>DRY BOX HOUSE</td>
<td>Passaic Mill No. 1; SUM Waterpower System</td>
<td>Low</td>
<td>Total Loss; structural failure</td>
</tr>
<tr>
<td>4</td>
<td>WASHING BLEACHING (1ST FLR)/ PRINTING (2ND FLR)</td>
<td>WASHING/ BLEACHING; PRINTING</td>
<td>Passaic Mill No. 1; SUM Waterpower System</td>
<td>Moderate</td>
<td>Very Poor</td>
</tr>
<tr>
<td>5</td>
<td>COPPER STORAGE</td>
<td>COPPER STORAGE</td>
<td>Todd Mill</td>
<td>None</td>
<td>Missing; no visible remains.</td>
</tr>
<tr>
<td>5A</td>
<td>OFFICE / LABS</td>
<td>OFFICE/LAB</td>
<td>Todd Mill</td>
<td>None</td>
<td>Missing; no visible remains.</td>
</tr>
<tr>
<td>5B</td>
<td>CLOTH WASHING</td>
<td>N/A</td>
<td>Todd Mill</td>
<td>None</td>
<td>Missing; no visible remains.</td>
</tr>
<tr>
<td>6</td>
<td>STORAGE</td>
<td>TODD MILL</td>
<td>Todd Mill; SUM Waterpower System</td>
<td>Very High</td>
<td>Very Poor</td>
</tr>
<tr>
<td>7</td>
<td>DRYING/MAKE-UP (REAR SECTION)</td>
<td>DRYING/MAKEUP BUILDING</td>
<td>Waverly &amp; Mallory Mill</td>
<td>Low</td>
<td>Very Poor</td>
</tr>
<tr>
<td>No.</td>
<td>Description</td>
<td>Condition</td>
<td>Notes</td>
<td></td>
<td></td>
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<td>--------------------------------------------------</td>
<td>------------------------------------------------</td>
<td>--------------------------------------------</td>
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</tr>
<tr>
<td>7A</td>
<td>DRYING/MAK E-UP (HYPEN TO BLDG #4/ (SUMP HOUSE)</td>
<td>DRYING/MAKEUP BUILDING</td>
<td>Passaic Mill No. 1</td>
<td>Low</td>
<td>Very Poor</td>
</tr>
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<td>8</td>
<td>DRYING/MAKEUP (FRONT SECTION)</td>
<td>DRYING/MAKEUP BUILDING</td>
<td>Waverly &amp; Mallory Mill; SUM Waterpower</td>
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<td>Very Poor</td>
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<tr>
<td>9</td>
<td>STORAGE</td>
<td>WAVERLY MILL REAR</td>
<td>Waverly &amp; Mallory Mill</td>
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<td>Total Loss</td>
</tr>
<tr>
<td>10</td>
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<td>STORAGE BUILDING</td>
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<td>11</td>
<td>BUILDING 11</td>
<td>BUILDING NO. 11</td>
<td>Waverly &amp; Mallory Mill</td>
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<td>11A</td>
<td>COLOR ROOM/DYING/FINISHING</td>
<td>MALLORY MILL EAST</td>
<td>Waverly &amp; Malory Mill; SUM Waterpower</td>
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<td>Total Loss</td>
</tr>
<tr>
<td>11B</td>
<td>PRINTING, DRYING, FINISHING</td>
<td>MALLORY MILL WEST</td>
<td>Waverly &amp; Malory Mill; SUM Waterpower</td>
<td>Very High</td>
<td>Total Loss</td>
</tr>
<tr>
<td>11C</td>
<td>CURING &amp; TUBING/FRAMES &amp; DRYING (WAVERLY MILL)</td>
<td>WAVERLY MILL</td>
<td>Waverly &amp; Malory Mill; SUM Waterpower</td>
<td>Very High</td>
<td>Very Poor</td>
</tr>
<tr>
<td>12</td>
<td>DRYING AND FINISHING</td>
<td>JOHN RYLE DYE HOUSE EAST</td>
<td>Gun Mill</td>
<td>High</td>
<td>Very Poor</td>
</tr>
<tr>
<td>13</td>
<td>WASH ROOM</td>
<td>WASH ROOM</td>
<td>Quarry/SUM Waterpower System</td>
<td>Moderate</td>
<td>Very Poor</td>
</tr>
<tr>
<td>14</td>
<td>BOILER HOUSE</td>
<td>STANDARD SILK DYEING CO. BOILER HOUSE</td>
<td>Quarry</td>
<td>High</td>
<td>Fair</td>
</tr>
<tr>
<td>14A</td>
<td>DRYING AND FINISHING</td>
<td>JOHN RYLE DYE HOUSE WEST</td>
<td>Quarry</td>
<td>High</td>
<td>Total Loss</td>
</tr>
<tr>
<td>15</td>
<td>W.C.</td>
<td>W.C.</td>
<td>Gun Mill</td>
<td>Low</td>
<td>Total Loss</td>
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<td>16</td>
<td>BLDG 16</td>
<td>FILTER ROOM</td>
<td>Gun Mill</td>
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<td>Poor</td>
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<td>17</td>
<td>BLDG 17</td>
<td>BLDG 17</td>
<td>Quarry/SUM Waterpower System</td>
<td>Moderate</td>
<td>Total Loss; no walls remain.</td>
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<td>18</td>
<td>DYEING &amp; FINISHING</td>
<td>KNIPSCHER &amp; MAAS DYE HOUSE</td>
<td>Quarry</td>
<td>Moderate</td>
<td>Poor</td>
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<tr>
<td>19</td>
<td>BLDG 19</td>
<td>OFFICE &amp; SILK STORAGE</td>
<td>Quarry</td>
<td>None</td>
<td>Total Loss</td>
</tr>
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<td>FINISHING &amp; SHIPPING (STANDARD)</td>
<td>FINISHING &amp; SHIPPING</td>
<td>Quarry</td>
<td>None</td>
<td>Total Loss; no walls remain.</td>
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<td>BUILDING NO. 21, JIG DYEING ROOM</td>
<td>WASHING ROOM (STANDARD)</td>
<td>Quarry</td>
<td>Moderate</td>
<td>Fair</td>
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<td>Building Type</td>
<td>Condition</td>
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<tr>
<td>22</td>
<td>DYE HOUSE (STANDARD)</td>
<td>Quarry</td>
<td></td>
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<tr>
<td>23</td>
<td>COLT GUN MILL</td>
<td>Gun Mill; SUM Waterpower System</td>
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<td>WASHING (STANDARD)</td>
<td>Quarry</td>
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<td>25</td>
<td>STORAGE (STANDARD)</td>
<td>Quarry</td>
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<td>26</td>
<td>FINISHING BUILDING/DRYING (STANDARD)</td>
<td>Quarry</td>
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<tr>
<td>27</td>
<td>MACHINE SHOP</td>
<td>Gun Mill; SUM Waterpower System</td>
<td></td>
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<tr>
<td>28</td>
<td>MAKE UP</td>
<td>Todd Mill; SUM Waterpower System</td>
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<tr>
<td>29</td>
<td>BLEACHING WASHING</td>
<td>Todd Mill; SUM Waterpower System</td>
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<tr>
<td>31</td>
<td>BUILDING 31</td>
<td>Waverly &amp; Mallory Mill</td>
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<td>OUTBUILDING #1 (SOUTH), ON ROCK OUTCROP BEHIND COLT GUN MILL</td>
<td>Quarry</td>
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<td>OUTBUILDING #2 (NORTH), ON ROCK OUTCROP BEHIND COLT GUN MILL</td>
<td>Quarry; SUM Waterpower System</td>
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<td></td>
<td>GATE HOUSE</td>
<td>Waverly &amp; Mallory Mill</td>
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<td>SUM RACEWAY SYSTEM</td>
<td>SUM Waterpower System</td>
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**Cultural Resource Investigation**
**Existing Conditions Assessment**
Allied Textile Printing Site; Paterson, New Jersey
DPMC #P1047-00
Farewell Mills Gatsch Architects, LLC #0921

Final Submission, September 2010
Introduction – page 35
Figure 1.21: Overview of 1981 Factory Mutual Map showing building arrangement and numbers.
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- Joshua Costano, Historic Preservation Commission staff member

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- Patrick Harshbarger  Historian

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Landscape Architect; Cultural Landscape Evaluation and vegetation clearing documents

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- David Sitler  Associate Landscape Designer

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Historical Research

- Richard W. Hunter, PhD; RPA  Principal / President

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Industrial Artifact condition evaluation

- Joseph Sembrat  President, Sr. Conservator
- Justine Posluszny Bello  Manager; Conservator
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- Melanie Kasper, PE
- Janine Hildebrand

Principal; Structural Engineer
Structural Engineer
Engineer

Masonry Preservation Group
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Site Clearing and Structural Stabilization General Contractor

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- Jay Happhold
- Dale Husted

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- Ivar Galilea
- Kyle Frees

Senior Project Manager
Project Manager

Bluewater Environmental Associates, LLC
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Vegetation clearing and treatment contractor

- Mike Montorio

President
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**URS Corporation**  
Burlington, New Jersey  
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Stephen Tull, VP of Archaeology and Historic Architecture; and  
Public Relations Coordinator  
George Cress, Principal Investigator  
Benjamin Bertolotti, Industrial Hygenist  
Kevin McMaster, GIS Specialist  
Zana Wolf, Architectural Historian  
Ingrid Wuebber, Research Historian  
Rebecca White, Laboratory Director

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Trenton, New Jersey  
Historic Research, Historic Context Study, Archaeological Field Investigations  
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Damon Tvaryanas, Historian  
Jim Lee, Investigator  
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Katie Murphy, Cartographer  
Joshua Butchko, Sr. Archaeologist  
Andrew Martin, Sr. Archaeologist  
Glen Keeton, Archaeologist  
Daniel O’Toole, Archaeologist
ALLIED TEXTILE PRINTING (ATP) SITE
CULTURAL RESOURCE INVESTIGATION

II. REPORT METHODOLOGY AND OVERVIEW

Assessment Methodology

Fieldwork for this project began in September 2009 with a survey and assessment of the site to evaluate the structural safety and stability, as well as access to the structures. When FMG and our project team embarked on this Cultural Resource Investigation of the ATP site, the site was very overgrown with vegetation due to the vacancy of the property and general exposed condition of the structures.

The vegetation limited access through the site, and obscured observation of the features and structures. Prior to commencing our field observations, the site required clearing of the vegetation, and also a general survey of the safety considerations on the site.

The team’s stabilization engineer, S. Harris LTD., evaluated the safety around buildings and throughout the site to identify safe passageways. Some areas around and between structures were determined to be unsafe for passage, and therefore not all areas within the ATP site were accessible to our project team. Coordinating with the team archaeologists who were, at that time, planning for their field investigations, building walls were also identified which posed a safety hazard to their investigations and plans were developed to stabilize these walls. Other walls considered unstable were identified as unapproachable by team members. Due to collapse of materials, most areas within the footprints of structures were determined to be unsafe for entry. Significant stabilization, and careful selective demolition will be required to access these areas. This recommendation will be addressed in the Preservation Treatment Recommendation volume of this study.

Most buildings were heavily obscured by plant growth. Plans were prepared by the team’s landscape architect, ETM Associates LLC (ETM), to remove vegetation that was not of historic value to enable the team to visually assess the structures. The removed plant materials were considered mostly invasive, and non-contributing to the historic interpretation of the site. Plans were provided by ETM Associates for the vegetation clearing, and bids were solicited for the clearing work so the team could assess the existing building fabric condition. Masonry Preservation Group served as FMG’s consultant to manage the stabilization and clearing activities performed accordingly, by Alternate Concepts and Bluewater Construction.

Prior to the vegetation clearing, ETM surveyed existing landscape features and vegetation, and with assistance from Hunter Research Inc. who had gathered significant historic documentation of the site during the execution of the Historic Context Report, compared the current conditions to historic photographs of the site. ETM utilized this historic documentation as a basis to evaluate remaining landscape features which could be considered of intrinsic historic value to the property. This analysis can be found in their Cultural Landscape Evaluation included in this submission.

After the site was cleared, team members began assessment of the structures which were then visible. FMG developed an Individual Building Survey Form as a basis for recording architectural field observations and summarizing other relevant data pertinent for inclusion in the report. FMG and
TranSystems performed the assessment of the buildings and structures concurrently and together have produced the individual Existing Condition Assessment chapter for each building or structure. Conservation Solutions, Inc. performed survey of the buildings and site to identify visible industrial artifacts remaining on the site. The evaluation of these artifacts can be found in their Preliminary Condition Assessment of the Industrial Artifacts at the Allied Textile Printing Site., included in this submission.

An Individual Building Survey Form was developed by Anelle DiSisto AIA and Richard Lane of FMG as a basis for recording field observations to evaluate the buildings and structures material conditions. Using the 1981 Factory Mutual Map as a basis for identifying the buildings and structures, notations were made regarding the buildings’ general description, siting and related structures, and materials and conditions.

Concurrently with FMG’s investigations, Martin Maver, PE (structural engineer) and Patrick Harshbarger (Architectural Historian) from TranSystems performed field observation of the buildings and structures to evaluate the integrity of the buildings’ structural systems, as well as evaluation of the raceways within the ATP site, including the spill race between the middle and lower raceway. TranSystems also provided a summary of the historic use and significance of each building or structure.

Additionally, Justine Posluszny Bello, Conservator from Conservation Solutions Inc., performed field observations over a two day visit to the site to assess the visible industrial artifacts remaining on the site. A brief introduction on the methodology for her investigation is included in the Preliminary Condition Assessment of the Industrial Artifacts at the Allied Textile Printing Site.

During the assessment, digital photographs were taken of each building, structure, landscape element, relevant feature, and accessible industrial artifact and downloaded by the respective team member for use in this report. The building reports were generated in Microsoft Word, with tables inserted as required to present the data.
Report Overview

This Condition Assessment Report includes the survey and documentation of the building remains, as well as landscape features, and historic industrial artifacts in the seven plus acre complex. In conjunction with information obtained during the archaeological fieldwork, this assessment will provide the team basis for preservation treatment recommendations for the property, which is the fourth and final volume in this study and a culmination of all of the preceding project activities.

Each report chapter is organized as follows:

- An overall image of the building, structure, or remnants is provided, including its data regarding its name, historic name, date of construction, location according to analytical unit, and approximate size;
- A general building description;
- A summary of its historic significance;
- A cross section figure of the building and often an adjacent building is included, taken from the 1981 Factory Mutual Map;
- Historic aerial photograph of the building (which often includes the immediate surrounding vicinity) during the site’s operation;
- A building photo key, identifying locations where each photo used in this report was taken;
- An architectural description and evaluation for each type of building element, as well as an overall architectural evaluation, based on a scaled rating of excellent to missing (defined later in this chapter);
- A structural system description and conditions evaluation for each type of structural system / element, as well as an overall structural evaluation, based on a scaled rating of excellent to missing (defined later in this chapter);
- Several photographs with captions are provided showing elevations, exterior features, if extant, and unique and typical interior features and conditions, if extant.
Site Limit and Boundary Description

The assessment included in this volume of the study comprises evaluation of 41 buildings and structures within the site boundary limits described herein.

The Allied Textile Printing Site (ATP) occupies approximately seven acres within the larger eighty-nine acre SUM NHL District, located on Mill and Van Houten Streets in the City of Paterson, Passaic County, NJ and is identified as Block H4601, Lots 4, 5, 9, 10 and 11 on the City tax records (Whitman, et al., 2009).

The site is bordered by several natural features, as well as man-made structures, many of which are integral to the interpretation of the ATP Site. The Passaic River is located to the north, and can be accessed at several locations from the site between the remaining buildings and structures, but is not currently visible from all points on the site.

Overlook Park is located to the west, and access into the ATP site can be obtained from the northwest corner adjacent to the pump house located directly below the Great Falls. Along the south of the property there is a City owned parking lot (accessed from Mill Street), the Essex Mill and Lower Raceway, and Van Houten Street fronting a large portion of the site. Access can be obtained into the ATP site from Van Houten street over three bridges, the Colt Gun Mill Bridge, the Waverly Mill Bridge, and the Todd Mill Bridge, which cross the lower raceway.

In addition, the southwestern portion of the site is defined by a steep vegetated cliff face, representing the remnants of Mt. Morris which was heavily quarried in the early 20th Century. At the east boundary is the property line of the Congdon Mill, which, at the time of this investigation, was undergoing rehabilitation and renovation.

The following photographs provide an overview of the property and boundary limits, as described by the caption below each image.
Figure 2.1: A view down, looking southeast, toward the ATP site from the bridge over the Great Falls after a very unusually heavy rainfall and which resulted in local flooding. Note the remaining walls and partial foundation walls along the river’s edge.
Figure 2.2: A view looking downward toward the Great Falls to the North and West of the ATP site. Note, this picture was taken after a very unusually heavy rainfall which resulted in local flooding. To the right of this photo is a path along the river that provides access into the western boundary of the ATP site.
Figure 2.3: View looking east into the ATP site from a path from Overlook Park to the bottom of the Falls and an access path into ATP at the western most boundary. The concrete masonry walls of Building 21 can be seen on the right, directly below the rock outcropping of Mt. Morris. The brick building on the left with the smoke tower is Building 14.
Figure 2.4: View from within the ATP site western area, looking west at the sloped path from Overlook Park into ATP. The rock outcropping to the left, with Mt. Morris (not in this view) creates the site’s southern boundary.
Figure 2.5: View looking southeast at the rock outcropping of Mt. Morris forming the southern site boundary.
Figure 2.6: A path from Race Street runs along the middle raceway and to the top of the rock outcropping, the remnants of Mt. Morris, at the southern boundary of the ATP site. This view is looking north over the rock outcropping and where the middle raceway begins its descent into the spillway. The Outbuildings are located a short distance from this fence.
Figure 2.7: Spillway from the Middle Raceway from the rock outcropping into the Lower Raceway continues the southern boundary of the ATP site. Spillway is located adjacent to the Essex Mill, which is outside the ATP property. The left capstone is inscribed with “S.U.M.” and the right capstone is inscribed with “1839”. Note at the time of this photograph the raceway water had been diverted for repairs beyond the ATP site.
Figure 2.8: A view looking southwest at the intersection of Van Houton and Mill streets with access to ATP through the fence over the Colt Gun Mill bridge that crosses the lower raceway. The Essex Mill, on the left, is beyond the ATP site boundary. The lower raceway continues along the fence on the right hand side, continuing the southern boundary of the ATP site.
Figure 2.9: A view from the second access bridge, known as the Waverly Mill Bridge, from Van Houton Street over the lower Raceway, looking east. Note at the time of this photograph the raceway water had been diverted for repairs beyond the ATP site.
Figure 2.10: View facing east showing Congdon Mill and eastern boundary of site.
Figure 2.11: View of eastern boundary of site facing southeast.
Figure 2.12: View facing northeast behind Building 28, showing northeast site boundary.
Description of Conditions Evaluation:

Conditions are assigned a value based on a scale developed from FMG’s survey team’s overall assessment of the building and materials. Although subjective in nature, these ratings have been assigned as an attempt to produce an accurate assessment of the structure and building material within the greater context of other buildings and structures on the site. This determination is based solely on the condition at the time of observation, and therefore shall be considered as a snapshot in time. Due to the extensive exposure to the elements, conditions will vary over time.

The following terms are used in this report, as defined below:

Excellent: Material requires little or no preparation prior to finishing; element performs its intended function. Represents optimal material condition.

Good: Element performs its intended function. Material has no significant deterioration visible and requires only limited general repairs and/or refinishing such as correcting minor joint separations, small patches and refinishing, minor to moderate general cleaning, and light sanding and minor finish preparation. Represents acceptable material condition.

Fair: Element overall performs its intended function, with minor areas of failure. Material exhibits deterioration in limited areas. Material requires moderate level repairs, aggressive cleaning, patching and finishing to obtain serviceable condition. Represents average material condition.

Poor: Element marginally performs its intended function, with large areas of failure or loss. Material exhibits significant deteriorated areas and may require re-anchoring or re-attachment to substrate. Material requires significant repairs, reinforcement, extensive patching, cleaning and finishing to obtain serviceable condition. Represents below average material condition.

Very Poor: Element does not perform its intended function. Material has significant deterioration or loss, and/or separation from substrate materials over substantial area. Material may be salvageable with widespread patching or reinforcement, but may require partial replacement. Material requires removal and replacement, significant repairs and/or patching, and extensive cleaning to return to serviceable condition. Finish cannot be returned to use, and must be stripped and re-applied. Represents marginal material condition.

Total Loss: Element does not perform its intended function. Damage to material and/or finish is extensive and widespread, and cannot be reversed. Material or finish is not salvageable for repair and must be removed and replaced. Represents a state of advanced loss and failure.

Missing: Material and/or element is missing, no longer extant.

Each building material / features was assessed according to the above, and an Overall Condition Evaluation was also formulated based on the average of the building conditions.
Potential for Stabilization and Preservation

Although this Condition Assessment does not include recommendations for stabilization and/or Preservation treatment, a preliminary notation was made at the time of this assessment which summarizes whether there is potential for the building to be stabilized and preserved. This is based solely on the building’s physical condition, and does not take into consideration the level of the building’s historic significance, or the feasibility for executing stabilization or preservation treatment.

The Preservation Treatment Recommendations Report will address specific treatment recommendations for each structure and will synthesize the existing conditions findings with level of historic significance in the recommendations.