

United States Department of the Interior  
National Park Service

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NATIONAL REGISTER

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Botany Worsted Mills Historic District  
other names/site number Passaic Industrial Center

### 2. Location

street & number 80-82 and 90 Dayton Avenue; 6-32 Mattimore Street  not for publication  
city, town Passaic  vicinity  
state New Jersey code 034 county Passaic code 031 zip code 07055

### 3. Classification

#### Ownership of Property

- private
- public-local
- public-State
- public-Federal

#### Category of Property

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

#### Number of Resources within Property

Contributing	Noncontributing
<u>69</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>3</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>72</u>	<u>0</u> Total

Name of related multiple property listing: NA

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of certifying official [Signature]

Date 6/17/91

Acting Assistant Commissioner for Natural & Historic Resources/DSHPO  
State or Federal agency and bureau

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

Signature of commenting or other official \_\_\_\_\_

Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

### 5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

[Signature] 7/20/91  
Entered in the National Register

[Signature]  
Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Industry/Manufacturing Facility

Domestic/Single Dwellings

Current Functions (enter categories from instructions)

Industry/Manufacturing Facility

Domestic/Single Dwellings

**7. Description**

Architectural Classification

(enter categories from instructions)

Other: Industrial

Materials (enter categories from instructions)

foundation various

walls brick; reinforced concrete

roof various

other \_\_\_\_\_

Describe present and historic physical appearance.

See continuation sheet

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G NA

Areas of Significance (enter categories from instructions)

Industry \_\_\_\_\_  
Architecture \_\_\_\_\_

Period of Significance

1889-1917  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1889  
1917  
\_\_\_\_\_

Cultural Affiliation

NA  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

NA  
\_\_\_\_\_

Architect/Builder

unknown  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

See continuation sheet

**9. Major Bibliographical References**

See continuation sheet

Previous documentation on file (NPS): NA

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property approx. 26.4 acres Weehawken & Hackensack, NJ Quads

UTM References

A 

1	8
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5	7	4	2	4	0
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4	5	2	4	6	2	0
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Zone Easting Northing

B 

1	8
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5	7	4	0	4	0
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4	5	2	4	9	7	0
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Zone Easting Northing

C 

1	8
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5	7	4	3	4	0
---	---	---	---	---	---

4	5	2	4	9	0	0
---	---	---	---	---	---	---

D 

1	8
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5	7	4	2	2	0
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4	5	2	5	1	2	0
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See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

**11. Form Prepared By** see continuation sheet

name/title \_\_\_\_\_  
 organization \_\_\_\_\_ date \_\_\_\_\_  
 street & number \_\_\_\_\_ telephone \_\_\_\_\_  
 city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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The Botany Worsted Mills Historic District consists of 69 contributing buildings and three contributing structures (two chimneys and one water tank) sited on all of block 54 in the city of Passaic, Passaic County, New Jersey. The district includes the entire block on which the manufacturing component of the Botany Worsted Mills is located as well as the adjoining group of worker's houses. The district is bounded on the east by the Dundee Canal which forms the border between Passaic and the town of Garfield, on the west by Dayton Avenue and Barbour Avenue, on the north by President Street and by a line running east/west at a point approximately midway between President Street and Highland Avenue, and on the south by Mattimore Street. To the east of the historic district, across the Dundee Canal in Garfield, is a large open site and an old factory complex that is not related to the Botany Mills. To the west of the historic district, across Dayton Avenue, is a site that once housed storage facilities and other utilitarian buildings for the Botany Mills, as well as the superintendent's house and several workers' houses. A number of these buildings have been demolished. This is the site of the proposed Passaic County Resource Recovery Facility. A verbal agreement of 1988 between the, Foster-Wheeler USA Corporation, the Passaic County Utilities Authority, and the Office of New Jersey Heritage, which allowed for the demolition of a pair of workers' houses at 95-97 Dayton Avenue and a company owned apartment building at 77 Dayton Avenue required that the main Botany Mills complex be nominated for listing on the National Register of Historic Places. To the west of the district, across Barbour Avenue, are modest one to three story houses. Immediately to the north of the Botany Mills complex is the former Forstmann & Huffman Worsted Mills complex. To the south of the historic district, across Mattimor Street, are a mix of residences and modern industrial buildings. There are no non-contributing buildings in the historic district; there are several non-contributing building additions and truck loading docks in the historic district.

The Botany Mills Historic District is primarily an industrial district. The exception to the industrial use is the inclusion of sixteen residences erected by the Botany Mills for its workers. All of the buildings in the historic district were erected by the Botany Worsted Mills for use by that company. They remained in active use by the Botany Worsted Mills until that company closed the mill in 1955. Since that time, the industrial buildings have been used as an industrial park with a variety of tenants. Although now in private ownership, the former workers' houses remain in residential use.

Almost all of the industrial buildings in the historic district are faced with brick structures. Structurally, these buildings are typical of late nineteenth century industrial architecture. They are of slow burning mill construction with solid brick walls and heavy wooden beams. With the

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exception of the Dayton Avenue facades of several of the industrial buildings and the facades of the office, the industrial buildings of the Botany Worsted Mills Historic District have no applied ornament. Facade articulation is limited to the rhythm of the fenestration and to the use of brick piers and brick corbelling. Since cloth mills need large floor areas to accommodate looms and other machinery, most of the mill structures at the Botany Worsted Mills complex are one-story buildings with saw-toothed roofs. The glass in these roofs allowed a maximum amount of light to reach the work floor. Many of these mills are interconnected and are not visible or only barely visible from the exterior. These one-story mills were used for spinning, weaving, and finishing. Examples of these buildings include building nos. 2,3,5,6,8,11,30, and 32.

There are also several multi-story mill buildings in the complex. Visually, these are akin to the New England textile mills. These three- and four-story structures have large multi-paned wooden windows. These rectangular or segmental-arched windows are generally arranged in a rhythmic manner on all of the exterior elevations. The finest example of a multi-story mill building is no. 4; this building was used for the twisting of wool fibers into worsted. Other examples include the spinning building, no. 19 and the pressing building, no. 38.

In addition to the buildings used for the manufacture of yarn and cloth, the mill complex contains a number of utilitarian structures erected to house boilers, engines, and turbines and as shops or storage facilities. These are one- or two-story buildings many of which have monitor roofs (e.g., the boiler houses at nos. 17,40,41,47, and 50). Two surviving free standing chimneys are associated with these buildings. Related to the monitor roofed boiler houses are the large, monitor roofed dye houses (nos. 43-44).

Many of the later buildings at the complex, erected in the second and third decades of the twentieth century, are constructed with reinforced concrete frames, floors, and roofs with brick curtain walls. There are three major buildings in the complex that were constructed in this manner. The buildings are an office (no. 23), a wash house and finishing building (no. 24), and a weaving building (no.33). As was typical of reinforced concrete structures, the wash house/finishing building and the weaving building have large windows divided into small rectangular panes by metal sash.

The most ornate building in the complex is the main office. The office was erected in two sections. The earliest part, now located to the rear, was built c.1889, as part of the first building campaign. The front elevation of this building contains the most exuberant brickwork in the historic district.

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Brick details include a rusticated brick arch at the original entrance, bands of bricks laid at the diagonal, beltcourses of angled bricks, corbelled cornices and lintels, and spandrels laid in a herringbone pattern. In c.1903-10 a new office was erected in front of the original building, facing onto Dayton Avenue, just to the south of the factory's entrance. This is an imposing and sophisticated brick building with a stone base and stone entrance enframingent, window lintels, sills, and keystones, a projecting bracketed cornice, and massive iron window guards. Below the second floor windows are herringbone spandrel panels similar to those on the earlier building. On the interior, the office retains its original layout and such details as wooden wainscot, a curving stair with metal railings, a stained glass skylight, and a stained glass window with the Botany Worsted Mills' logo.

The various groupings of buildings within the complex divide into the different processes that go into the manufacture of worsted fibers and cloth. The earliest buildings, erected shortly after the company's incorporation in 1889, are located at the south end of the complex. These were erected for the manufacture of worsted yarns. This complex of buildings was expanded c.1900. Since spun yarn was the final product of this process, the 1899 Sanborn atlas refers to all of these mills as "spinning rooms." This complex includes structures where the wool was combed, twisted, and spun. When the firm branched out into the manufacture of worsted cloth in 1891, the buildings in the center of the complex were erected (this complex was later expanded). These include buildings for weaving yarn and finishing fabric. At the north end of the complex, set apart from the rest of the buildings, are the dye houses.

The sixteen residential buildings are arranged in eight semi-detached pairs, one facing onto Dayton Avenue and seven facing onto Mattimore Street. All of the Mattimore Street houses are identical two-story brick buildings. The Dayton Avenue pair is somewhat larger, but of a similar design. Each originally had a wooden porch with turned columns and wooden brackets and railings. The only extant porch is at 82 Dayton Avenue; all of the other porches have been enclosed, but they probably all resembled that at 82 Dayton Avenue. Each building also originally had two rectangular windows and a rectangular doorway with a modest transom and paneled wooden door (also only visible at 82 Dayton Avenue). On the second floor of each house are two segmental-arched windows, above which is a corbelled brick cornice. The side elevations contain two windows per floor, except at 80 and 82 Dayton Avenue which have seven windows. At the rear of each house is a modest one-story wooden extension.

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There have been very few alterations to the buildings in the historic district. A number of small buildings have been demolished since 1931: a picker room (later referred to as a packing room) from c.1889 that was located in front of no.3 (the ghost of this building is still visible on the rear elevation of the office), a machine shop also from c. 1889 that was located in front of no. 5, a small weaving building from c.1903-10 that was set between nos. 22 and 23, a small one story complex including a pipe room, office, and emergency hospital, most built c.1900, in front of no. 6, and a locomotive house, built c. 1903-10, to the east of no. 51. The packing room, machine shop, and pipe shop complex were apparently demolished to allow for the construction of a more modern truck loading dock. The most common alteration to the industrial buildings is the enclosure of windows.

Immediately to the west of the historic district, across Dayton Avenue, is an additional twelve acre site that was part of the Botany Mills complex. As has been noted above, this block is not included in the nomination. The block, bounded by Dayton Avenue on the east, Parker Avenue on the west, President Street on the north, and Sherman Street on the south, contained a series of industrial and residential buildings that were a part of the Botany complex. Most of the factory buildings were brick store houses and sheds or were built to deal with the by-products of worsted manufacture. The factory buildings originally on this site were four buildings for wool storage, two for machinery storage, one for lumber, and one for general storage. In addition, there were two buildings for waste products, a tallow and soap making unit, a locomotive house, a bag factory, a rag wash house, an ice house, an oil house, and several garages. Along Dayton Avenue were ten houses in five semi-detached units (Nos. 107-21 and 127-29 Dayton Avenue) and a large house for the superintendent of the factory complex (No. 145). All of the houses and several of the industrial buildings have been demolished; six one- and two-story industrial buildings are extant. Much of this block is to be the site of the Passaic County Resource Recovery Facility. The site has been investigated for archaeological resources, but nothing of significance was found.

Building List

What follows is a list of all of the buildings in the Botany Worsted Mills Historic District. The factory buildings are listed in number order and are keyed to map no. 1 (these are the numbers presently in use at the complex). Following the building number is the name (when mentioned) of the structure as given on the plates illustrating the Botany Worsted Mills complex in the 1910 Sanborn Atlas of Passaic (the various boiler houses are not named on this map). This map was updated to 1931, but the use designations for earlier buildings were not changed. The use taken from the 1910 map is followed, when



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mentioned, by the use as listed on the map entitled "Plan of Property of Botany Worsted Mills in City of Passaic and Acquackanonk Township" (map no. 2) published in the 1918 Alien Property Custodian's announcement of the sale of stock in the company. These are listed in parentheses. Most dates are approximate and have been gleaned from comparing maps from various periods in the complex's history. The earliest atlas that shows the Botany Worsted Mills complex is the Sanborn Atlas of 1894. This is followed by an 1899 Sanborn Atlas, an atlas from 1901 published by E. Robinson, a 1903 Sanborn Atlas, the 1910 atlas discussed above, and a 1916 map by Wise & Ginsberg. The use and date are followed by a brief description of the building. All buildings have brick facades unless otherwise noted. Structural information, when given, is based on that printed on the 1910 atlas with its 1931 update. Major alterations and additions are listed.

1. Office (c.1889-94; front extension c.1903-10; photos 1-2). The original office faces north and is within the factory complex. The building consists of three parts: a 1½-story entrance pavilion with a central rusticated round arch (probably the original entrance; now enclosed) and dormers, plus a pair of two-story flanking wings with hip roofs. The building has extremely complex brickwork on its front facade. Abutting the west side of the original office is the main office entered from Dayton Avenue. This is the only structure with a notable interior and it retains much of its original detail including wooden wainscot, a curving stair, stained glass, and two bronze plaques. To the right, after entering the building, is a plaque from 1914 commemorating the 25th anniversary of the incorporation of the Botany Worsted Mills (Ulrich H. Ellerhusen, sculptor) and to the left is a 50th anniversary plaque added in 1939. This building replaces a timekeepers office erected in the 1890s.

2. Spinning Building No. 4 (Mill No. 6; c.1899-1901). One-story building with saw-toothed roof. Only the west elevation, facing onto Dayton Avenue is visible. This elevation consists of a long brick wall with a blind arcade with round arches and Doric pilasters and a corbelled cornice. Low bay with round-arched opening capped by a keystone with the date 1889 connects buildings 2 and 1. Since this mill does not appear on the 1899 Sanborn atlas, but it does appear on the 1901 Robinson atlas, the bay with the 1889 keystone must have been moved from another building.

3. Spinning Building No. 3 (Mill No. 5; c.1889-94). One-story building with saw-toothed roof. This building was originally entirely surrounded by other structures. The packing room, originally located in front of the mill, was demolished and replaced by the present non-contributing truck loading dock.

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4. Twisting Building (Mills No. 7-8-9; c.1899-1901; photo 3). Three-story building located at the southern end of the factory complex and connected to nos. 3,5,6, and 8. Long rectangular mill structure with shallow peak roof and prominent rectangular hip-roofed tower located near the eastern end of the building. Pairs of segmental-arched windows set between brick piers. Dayton Avenue front contains a second story door leading to a metal fire escape. Extensive brick corbelling. This building replaced a long and narrow one-story lunch room structure.

5. Spinning Building No. 2 (Mill No. 4; c.1889-94). One-story building with saw-toothed roof. When erected, this building was entirely surrounded by other structures. The machine shop, originally located in front of the mill, was demolished and replaced by the present non-contributing truck loading dock.

6. Spinning Building No. 1 (Mill No. 3; c.1889-94). One-story building with saw-toothed roof. This building was originally almost entirely surrounded by other structures. Several small structures (pipe shop, fan room, office, pump room, and emergency hospital) that were located in front of the mill have been demolished and replaced by the present non-contributing truck loading dock.

7. Machine Repair and Blacksmith (Engine House No. 1; c.1889-94). Four-story building with large multi-paned windows and shallow peak roof.

8. Preparing Building (Mill No. 2; c.1889-94). One-story building with saw-toothed roof. This building is almost entirely surrounded by other structures. A small portion of the building is visible between nos. 7 and 9.

9. Steam Turbine House (Turbine No. 2; c.1903-10). One-story building with brick parapet and large rectangular windows. Fireproof construction except for exposed steel truss. Reinforced concrete floor, concrete and tile roof.

10. Combing Wash House (Wash House No. 1; c.1889-94). One-story building with gable end and monitor roof. Extensive brick corbelling. Non-contributing cinder block truck loading dock erected between nos. 10 and 18.

11. Combing Building (Mill No. 1; c.1889-94). One-story building with saw-toothed roof. Only the southeast corner of this building is visible. In 1903, the use of this building was "combing and carding room."

12. Back Washing Room (c.1894-99; photo 3). Three-story building with large multi-paned windows and flat roof. At east end of building is one-story extension used as a fan room.

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13. Bobbin Repairing and Storage (Mattimore Street Store House; c.1894-99). One-story building with flat roof. A small connector between this building and no. 12 has apparently been demolished.
14. Wool Combing (c.1894-99?; photo 4). One-story building with saw-toothed roof. This is the only mill building in this part of the complex where the saw tooth profile is clearly visible.
15. Mill No. 1 Addition (Mill No. 1A; c.1899-1901; photo 4). Two-story building with tall segmental-arched windows. In 1910, the first floor was used for combing and the second floor as a needle room.
16. Carpenter, Supply Storage, and Pattern Storage (Carpenter Shop; c.1889-94). Two-story peak roofed building with segmental-arched windows and extensive corbelling. Originally divided into two sections. In the front were supply storage on the first floor and pattern storage on the second floor. The carpenter's shop was to the rear.
17. (Boiler House No. 1; c.1889-94; photo 5). Two-story building with monitor roof and corbelling. Original pair of paneled wooden doors on south elevation. The building has reinforced concrete floors and roof and steel roof truss. Tall, free standing chimney rises at rear of building. Free standing chimney in front of building has been demolished.
18. Wool Store House No. 1 (Wool Store House No. 1; c.1889-94). Tall five-story structure with flat roof at side wings and hip roof at central pavilion.
19. Spinning Building (Spinning Building No. 1; c.1903-10; photo 6). Four-story building with shallow peak roof. Pairs of segmental-arched windows set between brick piers.
20. Cloth Room (c.1899-1900). Two-story building with saw-tooth roof and metal sash. Small non-contributing loading dock projects from west elevation.
21. Weaving (Weave Shed; c.1899-1900; photo 7). One-story building with saw-toothed roof that is clearly visible. Small office located between buildings 19 and 21 has been demolished.
22. Weaving Building No. 2 (c.1889-94). One-story building with saw-tooth roof that is not visible. Small rectangular windows. Non-contributing truck loading dock at south end.

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23. Offices (Office Building; 1917; photo 8). Four-story building with reinforced concrete frame, floors, and roof and brick curtain wall pierced by rectangular windows.

24. Wash House and Finishing (Mill No. 10; 1917; photo 9). Four-story building with reinforced concrete frame and floors, concrete and tile roof, and brick curtain walls. Large windows with metal sash. First and third floors used as wash house, second and fourth floors used for finishing. Along with nos. 27 and 35-39, originally a part of the finishing department.

25. (Boiler House No. 2; c.1894-99). Simple, small, one-story building with peak roof. The original building was larger; only eastern portion remains.

26. Carbonizing Building (Carbonizing Building; c. 1903-10). Two-story building with cement floor and shallow peak roof. Fenestration somewhat altered.

27. Bleach House (c.1903-10; photo 9). One-story building with saw-tooth roof that is clearly visible. Segmental-arched openings. Along with nos. 24 and 35-39, originally a part of the finishing department. The north end of this building may date from c.1901-03. Replaces a one-story building known as Frame Store House No. 1.

28. Engine Room (Engine House No. 4; c.1899-1901). One-story building with tall segmental-arched windows arranged in pairs between brick piers. Extensive corbelling.

29. Wool House (Wash House No. 2; c.1899-1901). One-story building with cement floor and monitor roof. Gable end visible at north. Low extension along west elevation used for paint shop, logwood chipping, and ground logwood storage. Segmental-arched fenestration.

30. Wool Spinning (Mill No. 10; c.1899-1901; photo 7). One-story building with saw-tooth roof that is clearly visible. Small segmental-arched windows.

31. Picker Room (c.1899-1901). One-story building with saw-tooth roof. In 1903, building's use referred to as "stock oiling."

32. Weaving Building (Weave Shed; c.1889-94). Large one-story brick building with saw-toothed roof. On east side are small projecting extensions with small segmental-arched windows. A steel framework of piers and I-bars extends

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along the east side of the building and connects no. 32 with nos. 24, 36, and 37.

33. Weaving Building No. 4 (Weaving Building North; 1914; photo 10). Five-story building with reinforced concrete frame, floors, and roof and brick, concrete, and glass curtain walls. Extremely large expanses of glass with steel frames. Corner towers with parapets. This building replaces a Tank House erected before 1901.

34. Store House (Store House North; c.1899-1901; photo 12). Four-story building with groups of three segmental-arched windows separated by piers. Loading dock constructed along north facade.

35. Wash House (Finishing Room; c.1899-1901). One-story building with peak roof and long line of segmental-arched windows. Along with nos. 24, 27, and 36-39, originally a part of the finishing department.

36. Wash House (Finishing Room; c.1889-94). One-story brick building with narrow frontage articulated by segmental-arched windows. Apparently, this was originally a part of building no. 35. Along with nos. 24, 27, 35, and 37-39, originally a part of the finishing department.

37. Drying Room (Finishing Room; c.1889-94). One-story brick building with a large visible saw-toothed roof structure and a few segmental-arched windows. Along with nos. 24, 27, 35-36, and 38-39, originally a part of the finishing department.

38. Pressing Building (Finishing Building; c.1889-94; photos 11-12). Four-story building with shallow peak roof and wide segmental-arched windows. Along with nos. 24, 27, 35-37, and 39, originally a part of the finishing department.

39. Finishing (Steaming Room; c.1903-10; photo 11). One-story building with saw-tooth and shallow peak roof. Segmental-arched windows. Along with nos. 24, 27, and 35-38, originally a part of the finishing department. A water tank to the north of this building has been demolished.

40. (Boiler House No.3; c.1899-1900; photo 12). One-story building with a monitor roof. Exposed gable end. Segmental arched openings. Low extension to west and free standing chimney demolished to allow for a non-contributing truck loading dock on building no. 34.

41. (Boiler House No. 5; c.1903-10; photo 12) One-story building with monitor

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roof. Many of the segmental-arched openings have been enclosed. Free standing chimney to west of building demolished.

42. Wool Dye House (1906; photo 13). Two-story building with segmental-arched windows. Built as a wing of the wool dye house no. 43 used for steaming, color room, and bleaching.

43. Wool Dye House (Dye House; 1906; photo 13). Two-story building divided into three sections, each with a monitor roof. Fireproof reinforced concrete and brick construction. 700,000 gallon water tank located to northeast of building.

44. Wool Dye House (Dye House; 1918). One-story building with monitor roof. Fire proof construction with steel frame, brick walls, concrete and tile roof, and cement floor.

45. Wool Storage. Originally a corrugated iron building, now a part of no. 44.

46. Economy House (Boiler House No. 6 in part; c.1903-10; photo 14). Small one-story building with peak roof and segmental-arched openings. North elevation on President Street articulated with corbelled panels. Free standing brick chimney to east of building.

47. (Boiler House No. 6; c.1903-10). One-story building with monitor roof. North elevation on President Street articulated with corbelled panels.

48. (Boiler House No. 4 in part; c.1899-1901; photo 15). One-story building that is part of no. 50. The building abuts President Street and Dayton Avenue. The wall on President Street has corbelled panels and the wall on Dayton Avenue has corbelled panels and blind segmental-arches with stone sills. There is an entrance to the complex from President Street, located between buildings 47 and 48.

49. Steam Turbine House (Turbine House No. 1; c.1903-10; photo 14). One-story building with peak roof and segmental-arched openings. Low rectangular tower at south side of building. Fire proof construction except for unprotected steel roof. Truss reinforced concrete frame, brick bearing walls, tile and concrete floor and roof.

50. (Boiler House No. 4; c.1899-1901; photo 15). One-story building with monitor roof, segmental-arched openings, and extensive corbelling. Building abuts Dayton Avenue where facade is articulated by corbelled panels and by

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tall blind segmental arches.

51. Yard and Time Offices (Lunch House; c.1903-10). Long two-story building with peak roof, segmental-arched windows and corbelled cornices. Building abuts Dayton Avenue. First floor windows on Dayton Avenue elevation have small segmental-arched windows with stone sills supported by corbelled brick courses. Below each window is a blind brick panel. Some of these windows have been enlarged. All of the other windows on the building have multi-paned wooden sash. A wall, with blind arches and corbelled cornice runs along Dayton Avenue between nos. 51 and 50. A large one-story non-contributing cinder block addition extends from the northeast side of no. 51 and replaces a locomotive house.

52. Gate Office (Time Keepers Office; c.1903-10). One- and two-story building with shed roof. Two-story elevation faces into mill complex and has rectangular and segmental-arched openings and corbelled panels and cornice. One story Dayton Avenue elevation has blind segmental-arches. An awning extends over the sidewalk.

53. Gate House (after 1931; before 1943; photo 6). Small one-story rectangular building with rectangular windows.

Houses (Houses are listed in pairs)

80 and 82 Dayton Avenue (c.1889-94; photo 16). Two-story semi-detached brick houses with rectangular first floor windows on the front facade (visible only at no. 82), segmental-arched windows, and corbelled brick cornices. 82 Dayton Avenue is only house to retain original porch with turned wooden posts, scalloped brackets, and open wooden balustrade and screen. Original door with large window and two wooden panels below. Porch at 80 Dayton Avenue enclosed, but retains original cornice

6 and 8, 10 and 12, 14 and 16, 18 and 20, 22, and 24, 26 and 28 (photo 17), 30 and 32 Mattimore Street (c.1889-1904). Seven pairs of two-story semi-detached brick houses all with enclosed porches, segmental-arched windows, and corbelled brick cornices.

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The Botany Worsted Mills Historic District is significant under Criterion A in the category of industry, and under Criterion C in the category of architecture. This industrial complex, including fifty-three factory buildings and sixteen workers' houses all of which were built between 1889 and 1917, is one of the largest and most important industrial complexes in New Jersey. The factory is said to have been America's largest manufacturer of worsted cloth and finished goods. It was the largest factory complex in the industrial city of Passaic, New Jersey, and its growth spurred the development of Passaic during this period which is locally remembered as the city's "golden age." In addition, the Botany Mills was the largest industrial establishment involved in the Passaic Textile Strike of 1926, one of the most significant labor actions in the history of the American textile industry. The buildings of the Botany Mills are representative examples of late nineteenth and early twentieth century industrial architecture, all the more important because the complex remains so completely intact.

The history of Passaic and the Botany Worsted Mills site extends back to the establishment of Acquackanonk, the name of the original 1683 patent and of the township from 1693 until the creation of the village of Passaic in 1869.<sup>1</sup> Throughout its early history, the fortunes of the Botany Mills site were tied to the activities of the Vreeland family. This involvement began with second generation Vreelands who were among the original patentees for 15,000 acres that included Passaic and extended north along the west side of the Passaic River from the town of Newark to the falls at Paterson.<sup>2</sup> The moving force in the settlement of the Botany Mills area was Hartman Machielsen/Michielsen [Vreeland] who, with three of his brothers, was among the fourteen original Acquackanonk patentees. Hartman Michielsen (it was not until the next generation that Vreeland would become the family name)<sup>3</sup> made the first land purchase in the area of the historic district when he bought a nine-acre island from the Indians. He then prompted his three brothers and ten associates to obtain what became the Acquackanonk Patent from local Indians in 1679 followed by an English patent in 1684. It appears that Hartman may have been the first resident of what was to become Passaic County before the English patent was granted. The Botany Mills site descended in the Vreeland family until 1870.

Prior to 1700, the Acquackanonk Patent was divided into three parts (two additional divisions were made between 1701 and 1714); the third division, made sometime in the 1690s, was called the Goutem (or Gotham) Division and included the Botany Mills site. A major feature of this division was the Weasel Brook, named not for the animal, but for Wesel, a Rhenish town. This spring-fed stream flowed from the northwest and ran just west of the historic district. The fresh water available from the brook appears to have been a



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major factor in the initial historical settlement and early industrial development of the area.

For the first century or so of its development, the village of Acquackanonk--later Passaic--was a thriving settlement based on a farming economy. This changed after the Revolutionary War.<sup>4</sup> Late in the eighteenth century and into the nineteenth, the brook was dammed in several places to provide water power for a series of mills. With the assurance of reliable water power, Passaic began to be transformed into an industrial center. Although industry did not develop until the nineteenth century, the industrial potential of the Passaic River was recognized by the 1790s, and steps were taken to harness its water power. By 1791, Alexander Hamilton had helped organize a company of private investors to initiate manufacturing in New Jersey. A state charter was granted to "The Society for Establishing Useful Manufactures," or S.U.M., with the base of its operation located at the Great Falls of the Passaic at what is now Paterson. The Passaic area also figured in the S.U.M.'s plan because of the additional fall in the river at this location and because of Passaic's siting at the head of tidewater navigation on the river. The additional fall in the river at this location and its position at the head of tidewater navigation made it particularly favorable for industrial development.

In 1828, after considering various schemes to realize the water-power potential of the Passaic River, the ground was laid for establishing the Dundee Manufacturing Company. This company was responsible for developing the Passaic area into an important manufacturing center. When Dundee incorporated in 1832, the company's initial purpose was to buy land and water power in Bergen County to foster manufacturing; in 1833, a supplement to the original incorporation act added the right also to buy land in Essex County and allowed the company to lease as well as sell land and water power (Passaic County was formed from Bergen and Essex counties in 1837).<sup>5</sup> This paved the way to go beyond manufacturing to development on a much larger scale. This notwithstanding, the Dundee Manufacturing Company remained relatively inactive for the next two decades and in 1850 it transferred its land and water privileges to the S.U.M. By 1858, however, the company was revitalized and in that year, the new Dundee Company repurchased the land deeded to the S.U.M., permitting it to build the Dundee Canal, a waterway which ran alongside the Passaic River from the present community of Clifton to Passaic. This canal was completed in 1859.<sup>6</sup>

Mill sites along the canal leased slowly, perhaps because of the Civil War. Among the lessees was Samuel W. Torrey, a principal in the Dundee Manufacturing Company and soon to be a member of its board. In 1870, he acquired over 100 acres belonging to the heirs of John J. E. Vreeland, a

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tract that included the Botany Mills site.<sup>7</sup> In February 1872, the Dundee Manufacturing Company was renamed the Dundee Water Power and Land Company, a change that reflected its new focus on selling land and leasing water power from the canal. An 1873 property map documents the company's extensive holdings.<sup>8</sup> By 1891, the Equitable Land Company had also acquired a great deal of property in the area of the historic district, much of it formerly belonging to the Dundee Water Power and Land Company.<sup>9</sup> From May to November of 1889, the Dundee and Equitable companies and associated individuals sold land to the newly formed Botany Worsted Mills.<sup>10</sup>

Between 1862 and 1874, seven firms had begun manufacturing in Passaic, six of them involved in textile production and processing.<sup>11</sup> Three manufactured woolens, but none produced worsteds. Only one, the Reid & Barry Dye and Print Works, where calico cloth was treated, survived until 1890. By this time, in addition to the textile industry, Passaic had become the location of rubber, metal, chemical, steam engine, and tobacco producers; the years between 1885 and 1920 are considered Passaic's "Golden Age."<sup>12</sup> During this period textile manufacture dominated the city's industry. The Botany Worsted Mills was the largest and most significant of these textile firms.

The Botany Worsted Mills was incorporated in May, 1889. The company was promoted and largely financed by Kammgarn Spinnerei Stoehr and Company of Leipzig, Germany, as a response to the enactment of the McKinley Tariff Act of 1887. This tariff was intended to bolster American woolen manufacturing by increasing duties on imported woolen yarns and textiles and specifically declared that worsted was a type of wool.

Although from the point of view of tariffs, worsted was not always considered to be a woolen, worsteds are, in fact, made entirely from wool threads.<sup>13</sup> According to Paul T. Cherington, an early twentieth-century authority on the wool industry:

The essential difference between woolens and worsteds lies in the fact that, in the manufacture of worsteds, the fibres are combed before spinning. The combing process takes out the short fibres (noils) and leaves the long fibres parallel, when they are sent, in the form of "tops," to the spinning room.<sup>14</sup>

Since all of the worsted threads are long and they are combed so that they will be parallel, the threads can easily be twisted to create a smooth, durable, and hard-surfaced textile that is usually lighter and finer than woolen. The complexity of the combing process for worsteds and the character

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of the final product makes worsted manufacturing a separate industry from that of woolen manufacture.

The worsted industry did not become important in America until the middle of the nineteenth century.<sup>15</sup> The popularity of worsted increased in the 1860s following the invention of new machinery for the combing of wool. Prior to this, worsted had been used almost exclusively for lustrous dress goods that were manufactured with a cotton warp. The new machines were invented in France. They first came to the attention of Americans as a result of the 1869 International Exposition in Paris. In that year, French worsted machinery was imported to America by the Washington Mills of Lawrence, Massachusetts and the Hockanum Mills of Rockville, Connecticut.

The manufacture of worsted consists of nine basic steps (wool manufacture has only six steps). It is worth noting each of these since buildings were erected at the Botany Mills complex for several of the specific steps in the manufacturing process.<sup>16</sup> The nine steps in worsted manufacture are:

1. Scouring. This process cleans the raw wool, removing dirt, burrs, wool fat, and other impurities.
2. Carding. After scouring, the wool remains tangled. Carding serves to open out the fibers so that they are loosely separated.
3. Gilling. This process, unique to worsted manufacture, entails the straightening of the tangled fibers.
4. Combing. This is the most significant feature of worsted manufacture. It entails the removal of short fibers, leaving only long fibers laid out parallel and straight. These are twisted into a solid rope or "top" that is approximately three quarters of an inch thick.
5. Drawing. In this process, five or six tops are combined or drawn into a single "drawing." Several drawings are then combined and recombined and then wound onto a bobbin.
6. Spinning. In this process the fiber is placed on a "mule" that turns it into a yarn ready for the loom.
7. Weaving. The fiber is interlaced with a horizontal warp and a vertical weft to create a cloth.
8. Dyeing. Dyeing can take place either to the yarn, before it is woven, or to the completed cloth, after weaving. In worsted manufacture, it is more common to dye the yarn than to dye the cloth.
9. Finishing. Various processes are completed to make the cloth ready for the manufacture of clothing.

Following its introduction into the United States worsted manufacturing made slow, but steady progress, particularly since the fabric was strong enough to

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be used for men's wear (the earlier worsted with a cotton warp was not suitable for men's clothing). By 1890, the amount of worsted manufactured in America was comparable to wool manufacture; by 1900, worsted had pulled ahead.<sup>17</sup> Part of the popularity of worsted can be attributed to changes in fashion that made lighter fabrics desirable. Since worsted is lighter than wool, it was used for these textiles.

Prior to the passage of the McKinley Act Tariff in 1887, much of the worsted yarn used in America was imported from Europe. The scope of the new tariff virtually prohibited the importation of worsted fabrics and led many European manufacturers, especially those from France and Germany, to either move their plants to this country or, more often, to establish branch enterprises in America. These companies not only opened new factories, but also brought many skilled workers to set up the mills and work the complex machinery.

The Botany Worsted Mills was one of the most important of the foreign mills to be established in the United States. The company was officially incorporated on May 17, 1889 and almost immediately began purchasing land in Passaic, New Jersey. Between May and November, 1889, the new firm had acquired most of the property within the historic district (the land at the northern end of the complex was purchased in c.1898). Land acquired for the site was adjacent to the Dundee Canal. Although the mill was to be fueled by coal and powered by steam, the canal furnished the water for steam, cooling, and fighting fires. The deeds that transferred the Passaic property to the mill contained several important conditions: the property was to be used solely for mill buildings or workers' housing; the mill buildings were to cost at least \$100,000; and construction was to be finished within two years of the signing or the property would be forfeited with six months notice.<sup>18</sup>

The American company was organized by one of Germany's largest woolen and worsted firms, Kammgarn Spinnerei Stoehr & Co. of Leipzig, founded in 1880. Of the 7070 shares of stock initially issued by the Botany Worsted Mills, 5000 were owned by the German parent company. The remaining shares were divided among seven Americans, each owning between twenty and 750 shares.<sup>19</sup> The firm was organized with an initial capitalization of \$1,100,000.<sup>20</sup> The American branch of the Leipzig company was established by Edouard Stoehr who came to Passaic to set up the mill. He returned to Germany in 1890, but made annual visits to Passaic.<sup>21</sup>

Construction of mill buildings began almost immediately upon the acquisition of the Passaic property; the first worsted yarn was finished in August 1890. Apparently, the earliest construction included the original office (building no. 1 rear), several mill buildings (nos. 3, 5, 6, 8, and 11), and several

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smaller buildings such as an engine house, boiler house, wash house, and shop.<sup>22</sup> All of these buildings are located at the southern end of the complex.

Botany's initial venture into yarn manufacture was so successful that the company decided to expand from the production of only yarn to the fabrication of finished textiles. Beginning in the fall of 1891, the existing plant was expanded to cover twelve acres. This construction initially entailed the erection of two building complexes--the weaving buildings (nos. 22 and 32) and the finishing buildings (nos. 36, 37, and 38). By the early 1890s, Botany employed 1,600 people and contained 340 looms.<sup>23</sup> With the completion of the textile manufacturing buildings, the Botany Mills became the "largest single completely integrated woolen and worsted mill in the country."<sup>24</sup> The company continued to expand and erect new buildings, including extensions to the earlier complexes, a new group of buildings for spinning and weaving, new dye houses, a new office, and new engine and turbine houses to run the expanded plant. The final building was erected in 1917, just before World War I.

During World War I, the German-owned factory was taken over by the Alien Property Custodian who prepared a detailed history and description of the mill in 1918.<sup>25</sup> The report notes that the mill had grown from 13,000 spindles at its founding to 82,000 spindles and from 100 to 2,200 looms. The mill had a normal capacity for the spinning of 125,000 to 130,000 pounds of yarn per week and of weaving 225,000 to 230,000 yards of woven dress goods, broad cloths, and heavy fabrics per week. Two-thirds of the company's yarn production was used for the weaving of women's dress goods and men's wear cloth. The remainder was sold to manufacturing firms, primarily in New England and Pennsylvania (the two major worsted centers in America). The firm also produced some woolen yarns, all of them used by the company for weaving.

The quality of the goods manufactured by the Botany Worsted Mills varied. Originally, the firm's women's fabrics were "of as low a grade and selling price as made in this country."<sup>26</sup> However, by the early twentieth century, the firm was producing "fabrics of the finest grades demanded in domestic markets."<sup>27</sup> Men's wear fabrics had originally been medium priced, but the quality steadily improved so that by 1918 the company was producing both medium priced and fine quality goods.<sup>28</sup>

All of the nineteenth century and most of the early twentieth century buildings are brick structures with wooden beams. These buildings use the traditional slow-burning mill construction. The mills are utilitarian structures with a simple rhythm of rectangular or segmental-arched window openings and brick corbelling on exposed walls. Many of the buildings are

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one-story structures with saw tooth roofs that allowed a maximum amount of light to enter onto the extremely large floor areas. Others are more traditional multi-story structures with flat or peak roofs. Besides the mill structures, the complex also contains storage structures, boiler, engine, and turbine houses, and a carpenter's shop. All of these are also utilitarian buildings with simple brick elevations. Several of these structures have peak roofs or monitor roofs.

The only exterior walls that are articulated in a special manner are those on the office and those walls that run along Dayton Avenue, the main thoroughfare leading to the factory. The office is the most elaborate building in the complex. The original office, now the rear extension of the present office, contains exceptionally complex brickwork. The later office, erected c.1905, also has handsome brickwork, as well as ornate iron window guards and stone detail. On its interior stair is a stained-glass window with the seal of the Botany Worsted Mills as well as a scene of a woman sitting at a spinning wheel.

Later buildings at the complex reflect the changes in the technology of factory construction that occurred early in the twentieth century as reinforced concrete replaced wood for structural support. The offices (No. 23), wash house and finishing building (No. 24), and the weaving building (No. 33) are all reinforced concrete structures with brick exterior walls and concrete floors and partitions.

Besides the construction of the industrial complex, the Botany Worsted Mills also constructed a series of semi-detached houses for workers. At one time there were fourteen of these pairs (28 separate housing units); six on the west side of Dayton Avenue, one on the east side of Dayton Avenue, and eight on the north side of Mattimore Street. All of the houses on the west side of Dayton Avenue have been demolished. Although not luxurious by any means, these houses are fairly substantial in size and are well built structures with handsome brick facades, corbelled cornices, and wooden porches. Some were rented to foremen and other technicians, but many were the homes of two separate families.<sup>29</sup> In addition, they often housed boarders (all of whom worked at the mill) as well as family members. The vast majority of the adults living in the houses were German-born. This includes skilled workers such as bosses, spinners, and machinists, as well as the millhands. A few residents were from Russia and several of the skilled spinners were from France (like Germany, a center of the European worsted industry).

The growth of the Botany Mills had a profound affect on the development of Passaic. In 1889, when the Botany Mills settled in Passaic, the community had

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a population of about 13,000. By 1900, the population had more than doubled, to 27,777 and Botany had become the largest employer and largest taxpayer in the city. In 1973, the Passaic Herald-News discussed the growth of Passaic, noting that "Botany was the magic that turned Passaic from a sleepy village of 13,027 in 1890 to a bustling prosperous city of 54,770 by 1910."<sup>30</sup> In that year, the firm employed approximately 12,000 people in three shifts.<sup>31</sup> In addition, the presence of the Botany Worsted Mills in Passaic led other German worsted mills to open plants in the city and in neighboring Garfield. The most notable of these is the Forstmann & Huffman Mills located immediately to the north of Botany.<sup>32</sup> Other mills were the Passaic Worsted Spinning Company, the Gera Mills, the New Jersey Worsted Spinning Company, and the Garfield Worsted Mill.

The Botany Worsted Mills prospered under German ownership until the United States entered World War I. In 1918, Congress passed the Trading with the Enemy Act which allowed the government, as represented by the Alien Property Custodian, to confiscate and sell at auction properties owned by enemy aliens. Thus, the Botany Worsted Mills and the other five German owned worsted mills in Passaic and Garfield were taken over by the government.<sup>33</sup> Max Stoehr, the president of Botany and the son of Botany's founder, Edouard Stoehr, challenged the seizure of the company in court. On February 28, 1921, the Supreme Court refused to issue an injunction against the seizure, thus legitimizing the 1918 act.

Although the seizure of the Botany property was determined to have been legal, the factory was never auctioned. In 1921, President Warren G. Harding issued an executive order restraining the alien property custodian from auctioning the Botany property. Eventually, the firm was taken over by Colonel Charles F.H. Johnson who began working at the mill in 1920 when it was held as alien property. He became president of the Botany Worsted Mills in 1929.<sup>34</sup>

In 1926, the Botany Mills became involved in the longest textile industry strike in American history.<sup>35</sup> During the 1920s, while much of American industry prospered, the mills in the Passaic area were suffering, both from the competition of mills in New England and from competition from new synthetic fibers. With profits down, Botany and the other Passaic area mills cut wages by ten percent in late 1925. In reaction to this, 4,000 Botany Mills workers went out on strike on September 25, 1926. They were soon joined by workers from other area mills. The textile strike lasted for over a year; it was not until December 13, 1927 that the Botany workers voted to return to work. The importance of this strike is summarized in the preface to The Passaic Textile Strike of 1926:

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The American Civil Liberties Union began its 1926 annual report: "The breakdown of civil rights in the Passaic textile strike in New Jersey...resulted in one of the bitterest struggles for civil liberty in the industrial field in recent years." Similarly, labor organizations and business groups in the mid-1920s considered the events in Passaic from late 1925 to early 1927 of national importance to them and their members. The conflict involved thousands of workers, as well as large and influential elements of the liberal-radical community, to say nothing of the nation's media, for well over a year.<sup>36</sup>

Although the Botany Worsted Mills did not thrive in the years after the strike, it remained a profitable industry for several more decades. In 1947, the firm's name was changed to Botany Mills, Inc. The word "worsted" was dropped from the name so that it would "be more indicative of the scope and variety of the products now manufactured by the company."<sup>37</sup> Hard times in the 1950s led to a decline in earnings and in 1955 the mill ceased operations. The parent company, Botany Industries of Philadelphia, continued to produce cloth under the Botany name until it too went out of business in 1973.

In 1955, when the Botany Mills closed, mortgage holder Abner Rosen of New York City converted the factory complex into the multi-tenant industrial park that it remains today. Very few alterations were made to the physical plant then or since and the complex remains much as it was when the Botany Worsted Mills produced worsted yarns and textiles on the site.

Notes

1. Information on the early history of the Botany Worsted Mills site is based on Joan H. Geismar, Cultural Resources Assessment, Passaic Resources Assessment, Passaic Resource Recovery FEHIS (Brooklyn: Konheim & Ketcham, 1987) and its "Addendum" (1987). For a more complete early history of Passaic, see W. Woodford Clayton and William Nelson, History of Bergen and Passaic Counties, New Jersey (Philadelphia: Evarts & Peck, 1882); William Nelson, Historical Sketch, County of Passaic, New Jersey (Patterson: Chiswell & Wurts, 1877); and William W. Scott, Passaic and its Environs (NY: Lewis Historical Publishing Co., 1922).



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2. Nelson, p.9.
3. Nelson, p. 18.
4. For more information on Passaic's industrial development, see Edward S. Rutsch, William Sandy, and Patricia Condell, Archaeological Cultural Resources Survey of the NJDOT's Proposed Route 21 Alignment in Passaic County, New Jersey. Phase I: Historical Research and Preliminary Identification of Potentially Significant Cultural Resources. Draft (Prepared for the New Jersey Department of Transportation through Howard, Needles, Tammen, and Bergendoff, 1986), pp. 53-99.
5. see Rutsch, pp. 53-60 for details.
6. As discussed in Rutsch, p. 78, the date of the canal's opening is open to question. Scott gives the date as 1861, but it may not have opened until 1864.
7. City of Passaic Liber of Deeds 1870 N4:124.
8. "Maps of the Property of the Dundee Water Power and Land Company and Others," Stuart Lindsey, engineer, 1873. Ms File Map 2703, Passaic County Clerks Office, Paterson, New Jersey.
9. "Map of the Property of the Equitable Land Company, Passaic, Passaic County, N.J.," 1891. Ms. file map No. 368, filed November 13, 1891, copied 1926, reprinted 1952, Passaic County Clerks Office, Paterson, N.J.
10. City of Passaic Liber of Deeds, 1889 M9:380; 1889 M9:384; 1889 P9:102; 1889 R9:370.
11. Robert E. Meadows, City of Passaic Cultural Resources Survey 2 volumes (prepared for the City of Passaic, Department of Community Development, Division of Planning and Redevelopment, Passaic, N.J., 1984), p.1.
12. Meadows, p. 17.
13. Until 1887 when worsted was officially declared to be a woolen product, there were tariffs on wool imports but not on worsted imports.
14. Paul T. Cherington. The Woolen Industry: Commercial Problems of the American Woolen and Worsted Manufacture (Chicago: A.W. Shaw Company, 1916), p. 1.

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15. For a more detailed history of the worsted industry, see Cherington, pp. 7-10 and Arthur Harrison Cole, The American Wool Manufacture (Cambridge: Harvard University Press, 1926), Vol. II, pp. 154-63.
  16. For a detailed description of the process of manufacturing wool and worsted, see Cherington, pp. 76-86.
  17. Cole, p. 156.
  18. Joan H. Geismar, Cultural Resources Assessment: Passaic Resource Recovery FEHIS (Brooklyn: Konheim & Ketcham, 1987), addendum pp. 15-16.
  19. New Jersey Vol 68, p. 305, R.G. Dun & Co. Collection, Baker Library, Harvard University Graduate School of Business Administration.
  20. Ibid.
  21. "Edouard Stoehr Dies at 82 in Germany," New York Times March 2, 1928, p. 25.
  22. There are no records of actual building construction. Dates can only be ascertained by comparing various Passaic atlases. Unfortunately, the earliest atlas to show the factory dates from 1894, by which time the complex had already expanded.
  23. "Botany 1889-1949," in Botany Worsted Mills Annual Report 1949, p. 3.
  24. Ibid.
  25. Alien Property Custodian. "24,410 Shares of Stock of Botany Worsted Mills Passaic, N.J." 1918.
  26. Alien Property Custodian, [p.12].
  27. Ibid.
  28. Ibid.
  29. Information on residents comes from the 1900 census. There are no census records for 1890 or related records from 1890-1900. Thus, it is not possible to ascertain who lived in the houses immediately after their construction.

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30. "Botany Name Passes Into Oblivion," Passaic Herald-News October 31, 1973 p.24.
31. Ibid.
32. Apparently there was a close connection between the Botany Mills and Forstmann & Huffman which may account for the proximity of these two factories. According to the 1918 report of the Alien Property Custodian, "in 1904, when additions to the men's woolen and women's cloth plants were contemplated, arrangements for the construction and operation of the new units were made with Julius Forstmann of Forstmann & Huffman, of Werden, Germany, as a result of which Mr. Forstmann became the Vice President and a director of the Botany Worsted Mills." [p. 7].
33. "Seize Woolen Mills Owned by Germans," New York Times March 30, 1918, p. 11.
34. Johnson's obituary, published in the Passaic Herald-News, May 10, 1952 notes that he became president in 1929. The New York Times obituary for Max Stoehr (September 30, 1953), claims that Johnson became president in 1926. Johnson apparently succeeded Max Stoehr as president, but Stoehr remained chairman of the board until 1952.
35. For more detailed information on this strike see, Paul L. Murphy, The Passaic Textile Strike of 1926 (Belmont, California: Wadsworth Publishing Co., 1974) and Martha Stone Asher, "Recollections of the Passaic Textile Strike of 1926," Labor's Heritage 2 (April 1990), pp 4-24.
36. Murphy, p. xiii.
37. "Botany Drops 'Worsted' From Title," Passaic Herald-News, April 15, 1947.

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United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 9 Page 3Botany Worsted Mills Historic District,  
Passaic city, Passaic County, New Jersey

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**National Register of Historic Places  
Continuation Sheet**

Section number Photo Page 1

Botany Worsted Mills Historic District,  
Passaic City, Passaic County, New Jersey

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Photo List (see map No. 4)

For all photographs:

Botany Mills Historic District  
Passaic, Passaic County, New Jersey  
Photographer: Andrew S. Dolkart  
Date: December 1989  
Negatives: Andrew S. Dolkart  
116 Pinehurst Avenue, S-11  
New York, N.Y. 10033

Photo 1 of 17

Building No. 1: Botany Mills Office, Dayton Avenue facade  
View looking east

Photo 2 of 17

Building No. 1: Botany Mills Office, rear section  
View looking south

Photo 3 of 17

Building No. 4 with Building No. 12 at rear  
View looking northeast

Photo 4 of 17

Building No. 14 with Building No. 15 at rear  
View looking southwest

Photo 5 of 17

Building No. 17  
View looking northwest

Photo 6 of 17

Building No. 19 with Building No. 53 in foreground  
View looking northeast

Photo 7 of 17

Building Nos. 21 (left) and 30 (right)  
View looking northwest

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 2

Botany Worsted Mills Historic District,  
Passaic City, Passaic County, New Jersey

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Verbal Boundary Description. The Botany Mills Historic District includes all of block 54, bounded by Dayton Avenue and Barbour Avenue on the west, by the Dundee Canal on the east, by President Street and a line running east/west at a point approximately midway between President Street and Highland Avenue on the north, and by Mattimore Street on the south, in the City of Passaic, Passaic County, New Jersey as outlined on the attached map.

Boundary Justification. The boundary was drawn to include all of the main factory complex of the former Botany Worsted Mills, as well as all of the surviving workers' houses erected for the mills. As part of an agreement between Foster-Wheeler USA Corporation, the Passaic County Utilities Authority, and the Office of New Jersey Heritage, the block to the west, with its former storage and waste related buildings, is not included in the nomination.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number Photo Page 2 Botany Worsted Mills Historic District,  
Passaic City, Passaic County, New Jersey

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Photo 8 of 17  
Building No. 23  
View looking northeast

Photo 9 of 17  
Building No. 27 with Building No. 24 to rear  
View looking northwest

Photo 10 of 17  
Building No. 33  
View looking southeast

Photo 11 of 17  
Building Nos. 38 (rear) and 39 (front)  
View looking south

Photo 12 of 17  
Building Nos. 41 (left), 40 (center), 34 (right), and 38 (rear)  
View looking southeast

Photo 13 of 17  
Building Nos. 42 (right) and 43 (left)  
View looking northwest

Photo 14 of 17  
Building Nos. 49 (center) and 46 (right)  
View looking north

Photo 15 of 17  
Building Nos. 48 and 50 with Nos. 51 and 19 in background; view along Dayton  
Avenue  
View looking southeast

Photo 16 of 17  
80-82 Dayton Avenue  
View looking northeast

Photo 17 of 17  
26-28 Mattimore Street  
View looking northeast



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 11 Page 2

Botany Worsted Mills Historic District,  
Passaic City, Passaic County, New Jersey

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Form Prepared By

Andrew S. Dolkart, Consultant  
116 Pinehurst Avenue, S-11  
New York, N.Y. 10033  
212-568-2480

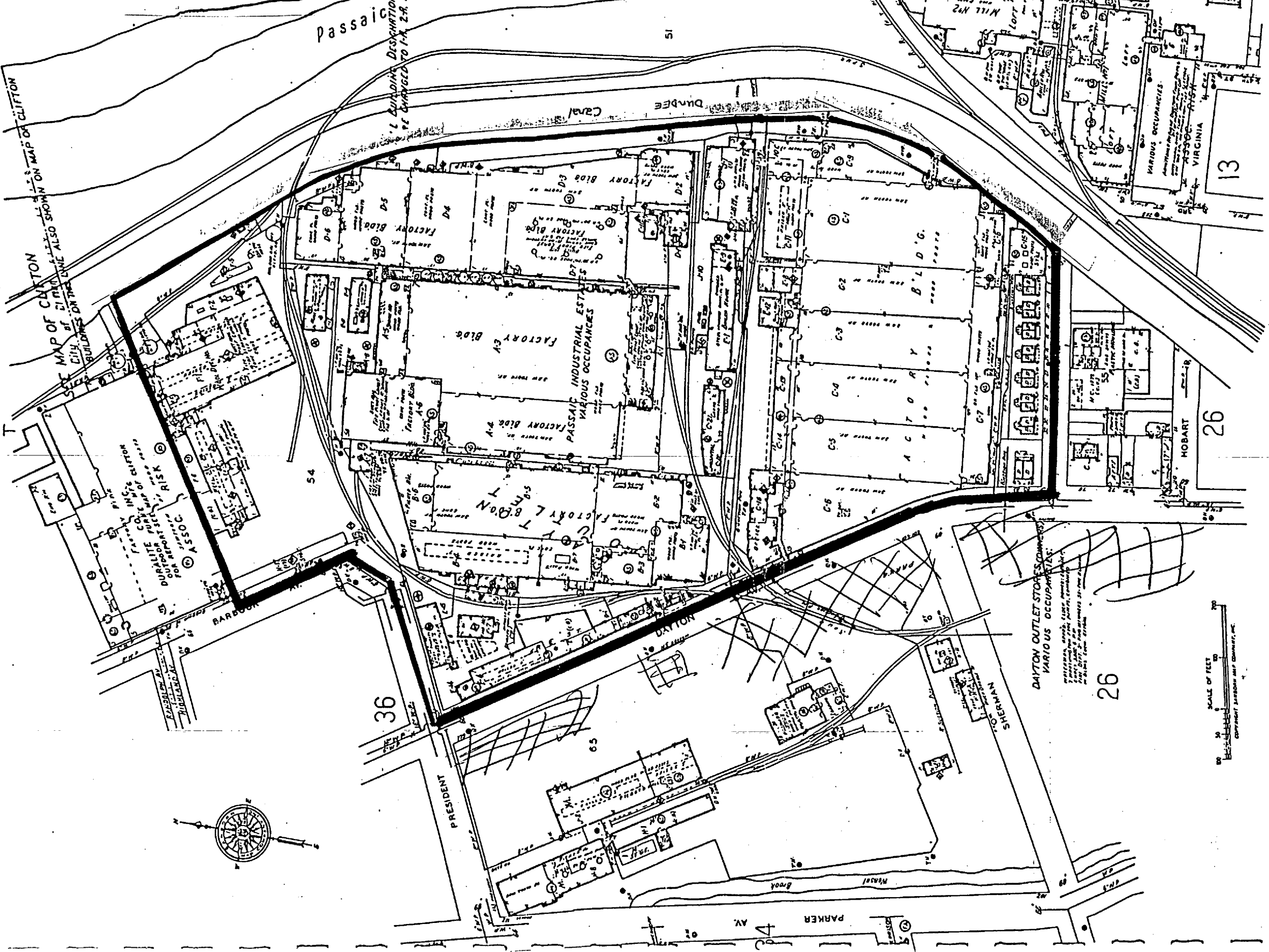
and

Joan Geismar, Consultant  
40 East 83rd Street  
New York, N.Y. 10028  
212-734-6512

Date: March 1990

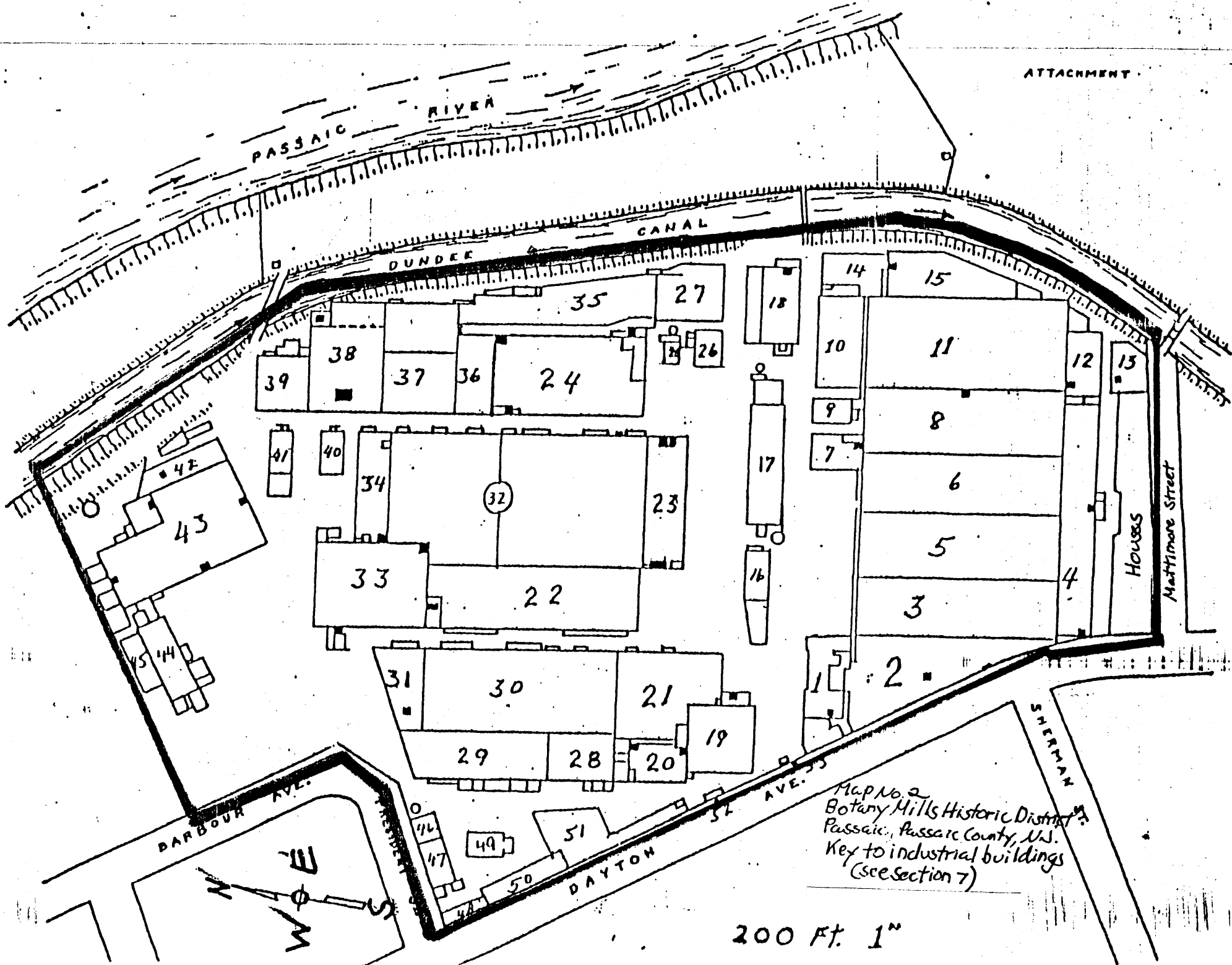
Map No. 1  
Botany Mills Historic District  
Passaic, Passaic County, New  
Jersey  
From: Sanborn Atlas of Passaic  
New Jersey, 1939, plate 20

SEE MAP OF GARFIELD  
River



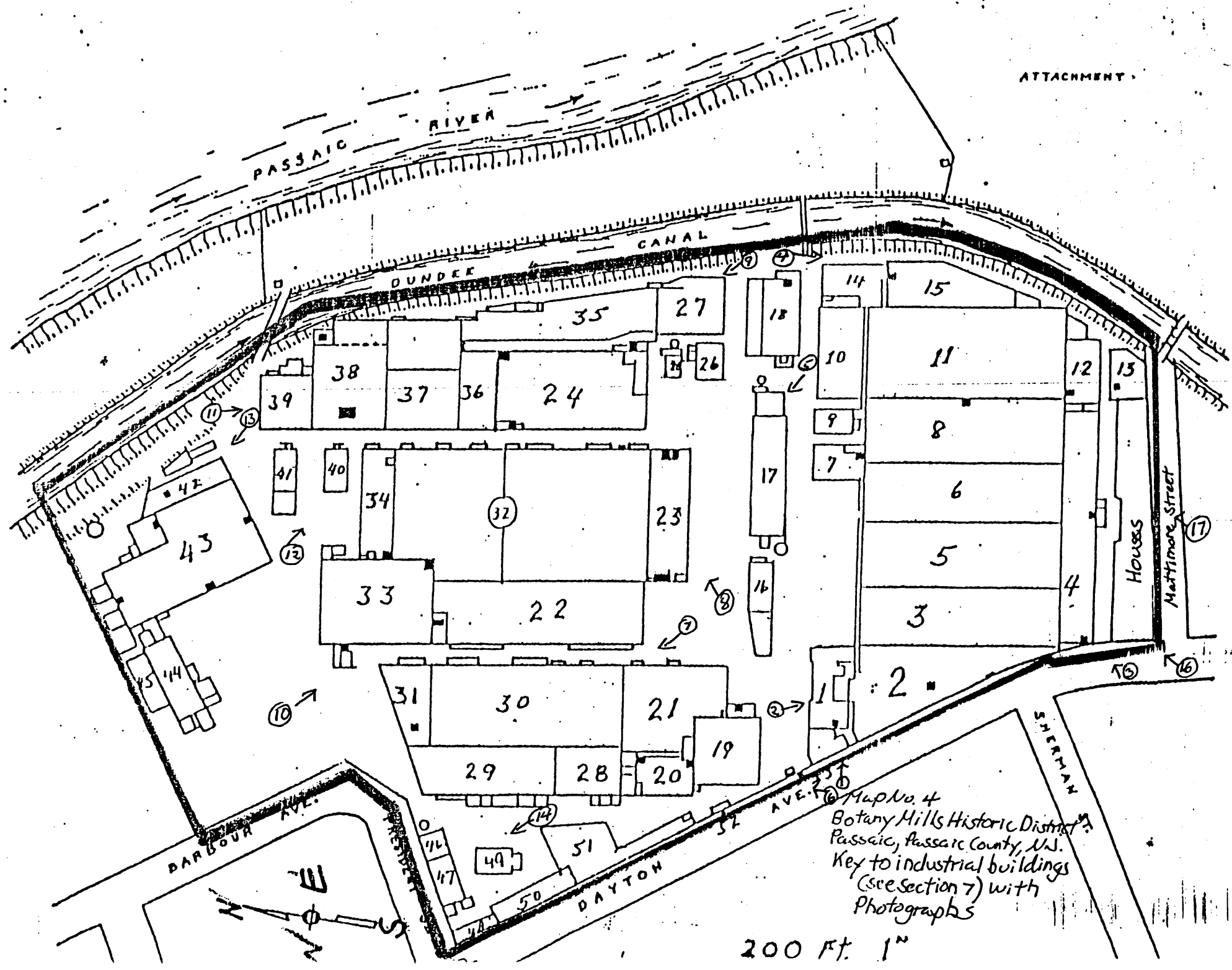
SCALE OF FEET  
0 25 50 75 100  
CONTRACT JARROLD AND COMPANY, INC.

ATTACHMENT



Map No. 2  
 Botany Mills Historic District  
 Passaic, Passaic County, N.J.  
 Key to industrial buildings  
 (see Section 7)

200 Ft. 1" =



Map No. 4  
 Botany Mills Historic District  
 Passaic, Passaic County, N.J.  
 Key to industrial buildings  
 (see Section 7) with  
 Photographs

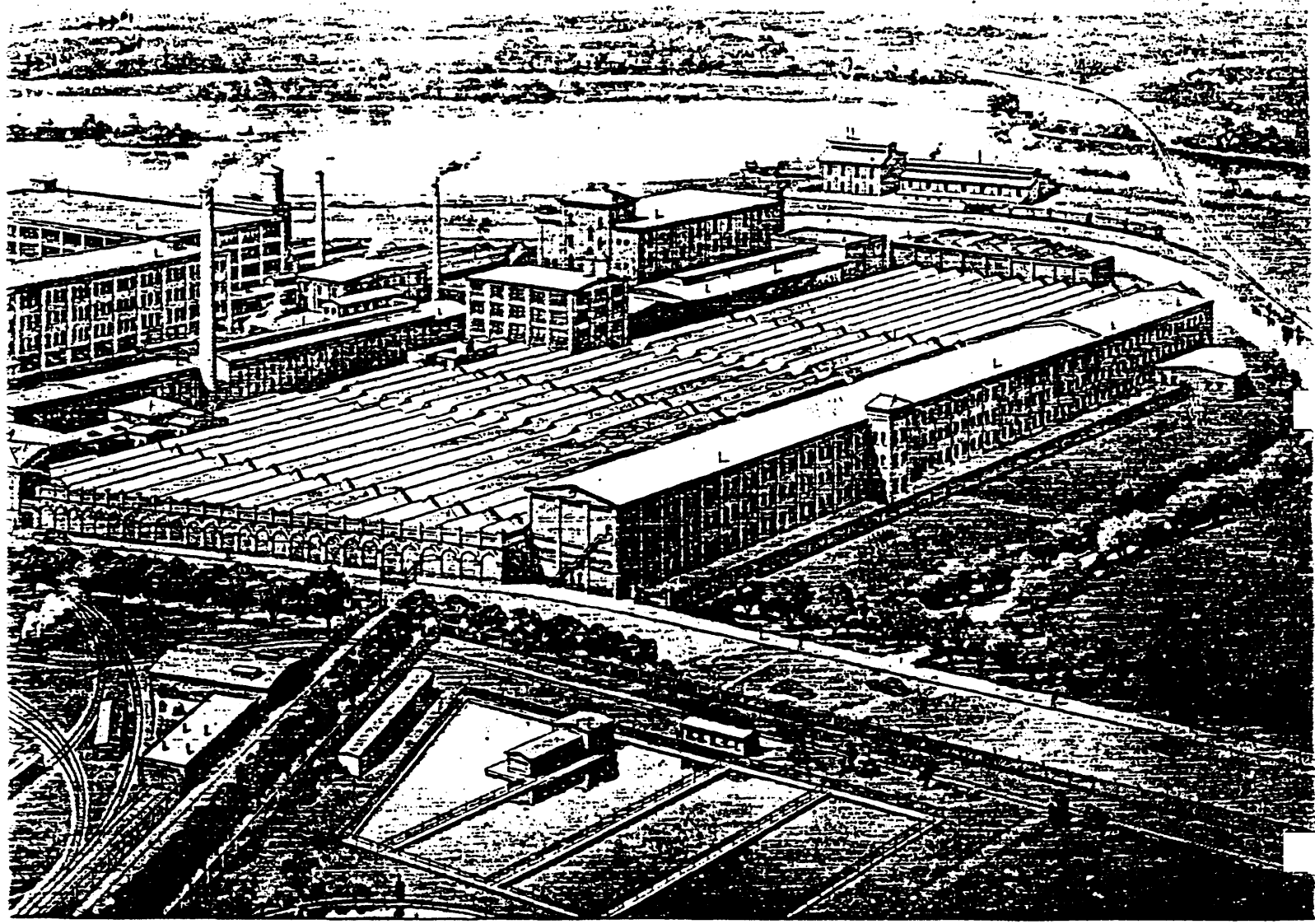
200 Ft. 1"

# Annual Report 1945

REGISTERED  
BY N. Y. P. L.  
1944+  
(RGS) JUN

MAY 16 '44

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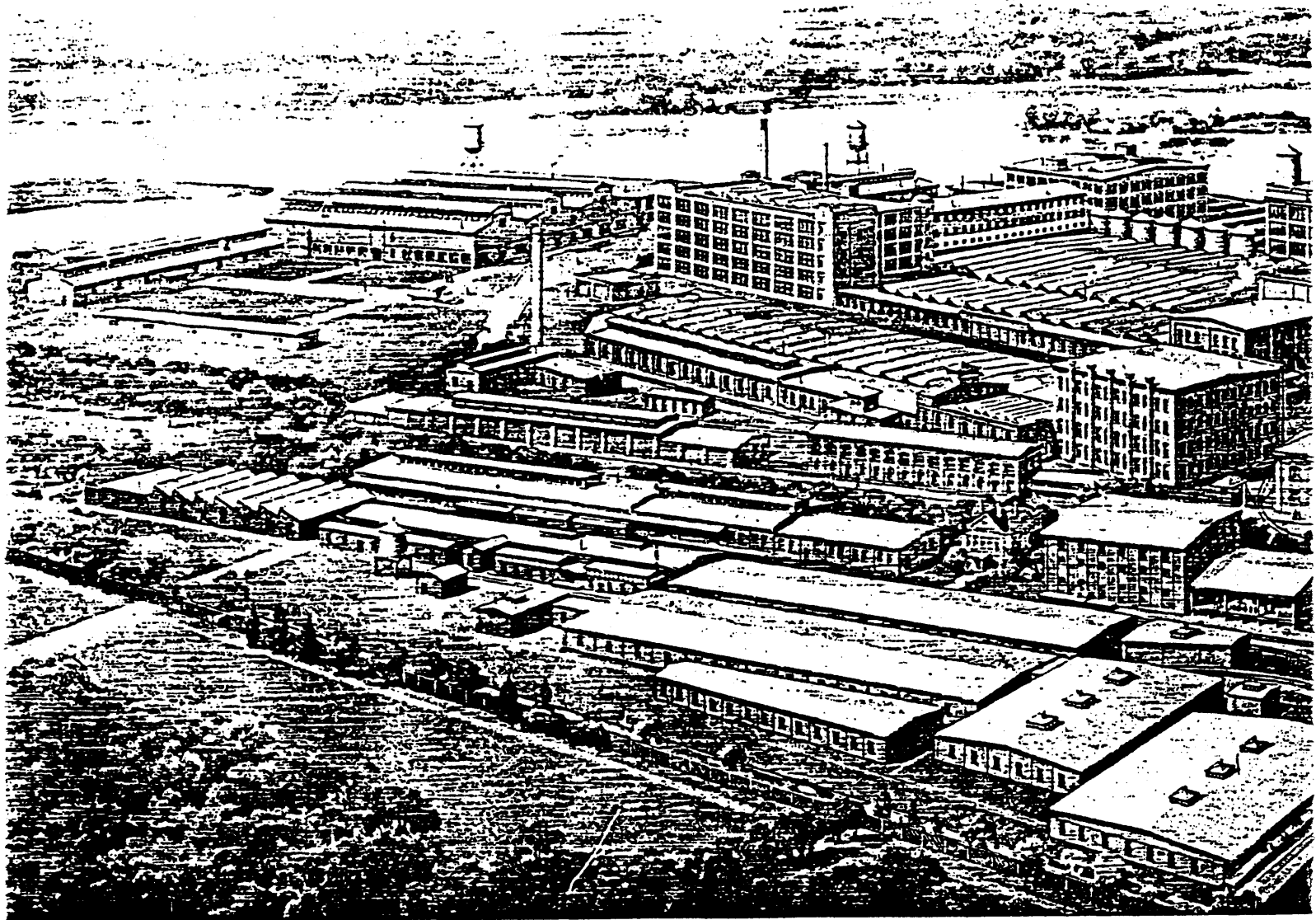


M.R.

# BOTANY

AN AMERICAN  
INSTITUTION

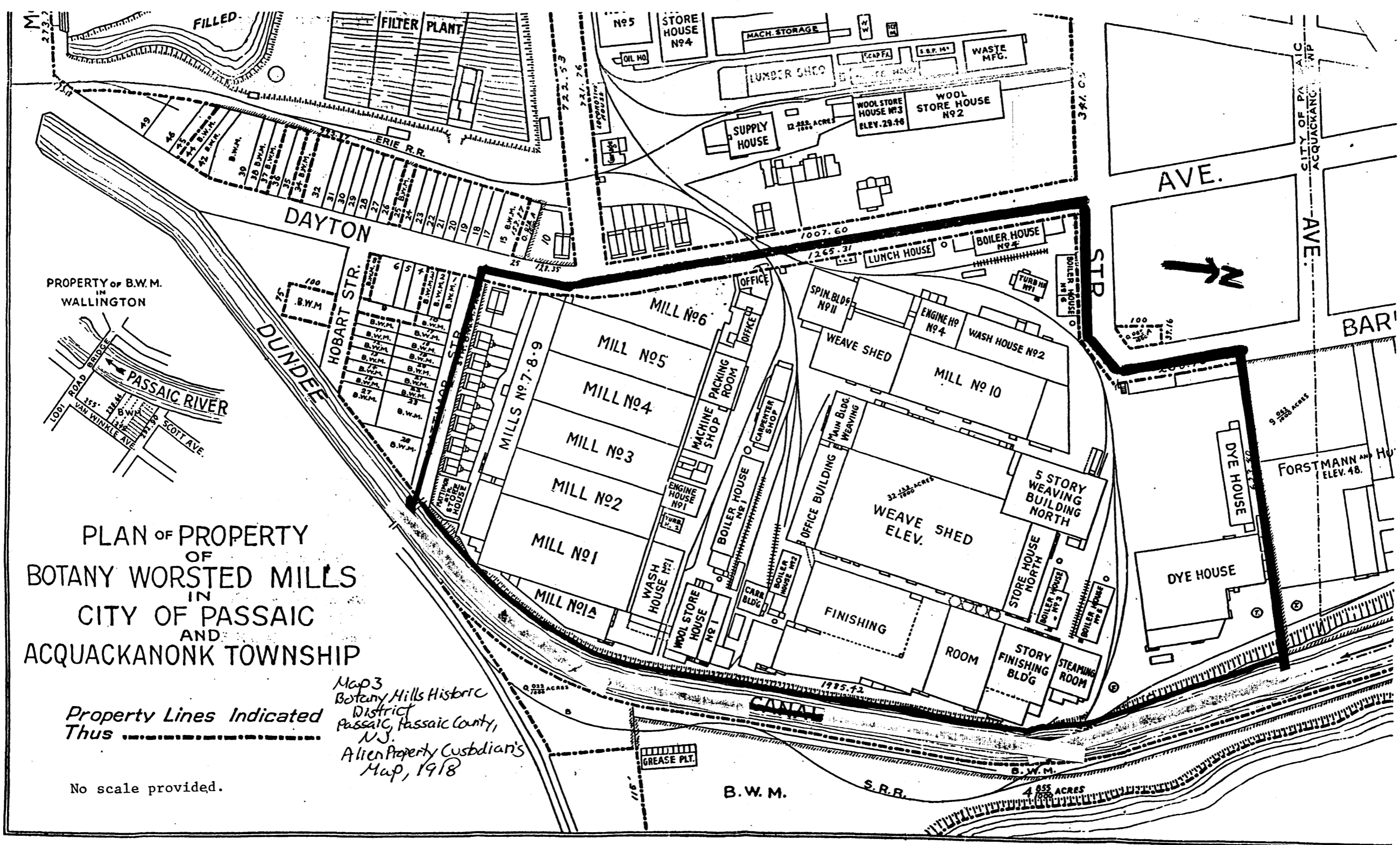
TNK  
Botany



BOTANY WORSTED MILLS



PASSAIC, NEW JERSEY



PLAN OF PROPERTY  
 OF  
 BOTANY WORSTED MILLS  
 IN  
 CITY OF PASSAIC  
 AND  
 ACQUACKANONK TOWNSHIP

Property Lines Indicated  
 Thus

No scale provided.

Map 3  
 Botany Mills Historic  
 District  
 Passaic, Passaic County,  
 N.J.  
 Alien Property Custodian's  
 Map, 1918

B. W. M.

S. R. R.

4.855 ACRES

9.082 ACRES

1995.73

0.223 ACRES

GREASE PLT.

115'

FORST MANN AVE  
 ELEV. 48.

BAR

DYE HOUSE

DYE HOUSE

STORY FINISHING BLDG

STEAMING ROOM

ROOM

FINISHING

WEAVE SHED  
 ELEV.

5 STORY WEAVING BUILDING NORTH

MILL No 10

WASH HOUSE No 2

ENGINE No 4

SPIN. BLDG No 11

WEAVE SHED

MILL No 6

MILL No 5

MILL No 4

MILL No 3

MILL No 2

MILL No 1

MILL No 1A

MILLS No 7-8-9

WOOL STORE HOUSE No 1

WASH HOUSE No 1

ENGINE HOUSE No 1

MACHINE SHOP

PICKING ROOM

OFFICE

OFFICE

OFFICE

SUPPLY HOUSE

WASTE MFG.

WASTE MFG.

WASTE MFG.

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