



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Van Zandt, Jacobs & Co. Collar and Cuff Factory

Other names/site number _____

Name of related Multiple Property Listing Textile Factory Buildings in Troy, New York, 1880-1920

2. Location

Street & number 621 River Street

n/a	not for publication
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City or town Troy

n/a	vicinity
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State New York Code NY County Rensselaer Code 083 Zip code 12180

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria: x A B x C D

Russell Ruppert DSHPO 12/23/13
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain: _____)

Jon Edson H. Ball 2.14.14
Signature of the Keeper Date of Action

Van Zandt, Jacobs & Co. Collar and Cuff
Factory
Name of Property

Rensselaer, New York
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

<u>Contributing</u>	<u>Noncontributing</u>	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

INDUSTRY/manufacturing facility

Current Functions
(Enter categories from instructions.)

COMMERCE/specialty store

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN: Romanesque Revival

Materials
(Enter categories from instructions.)

foundation: Brick
walls: Brick

roof: Not visible
other: Stone
Metal

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Van Zandt, Jacobs & Co. Collar and Cuff
Factory

Rensselaer, New York

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

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

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

A Owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

Industry _____

Architecture _____

Period of Significance

1896-1923 _____

Significant Dates

1896 _____

ca. 1902 _____

Significant Person

(Complete only if Criterion B is marked above.)

n/a _____

Cultural Affiliation

n/a _____

Architect/Builder

M. F. Cummings and Son/Architects _____

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Van Zandt, Jacobs, & Co. Collar and Cuff Factory
Name of Property

Rensselaer, New York
County and State

10. Geographical Data

Acreeage of Property 1.29acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 _____ 3 _____
Latitude: Longitude: Latitude: Longitude:

2 _____ 4 _____
Latitude: Longitude: Latitude: Longitude:

UTM References

(Place additional UTM references on a continuation sheet.)

_____ NAD 1927 or _____ NAD 1983

1 18 607579 4733093 3 _____
Zone Easting Northing Zone Easting Northing

2 _____ 4 _____
Zone Easting Northing Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Debbie Sheals

organization Historic Preservation Consultant date October, 2013

street & number 29 South Ninth St. #204 telephone 573-874-3779

city or town Columbia state MO zip code 65201

e-mail debsheals@aol.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:**
 - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
 - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs**
- **Owner Name and Contact Information**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Van Zandt, Jacobs, & Co. Collar and Cuff Factory
Name of Property

Rensselaer, New York
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log:

Name of Property: Van Zandt, Jacobs & Co.

City or Vicinity: Troy

County: Rensselaer State: New York

Photographer: Debbie Sheals

Date

Photographed: August, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera:

See photo key at end of document for indications of photo angles.

- 1 of 17. Façade (East wall)
- 2 of 17. Northeast Corner
- 3 of 17. Façade detail, north side
- 4 of 17. North wall
- 5 of 17. Northeast corner
- 6 of 17. Northwest corner
- 7 of 17. Southwest corner
- 8 of 17. South wall
- 9 of 17. South wall
- 10 of 17. Entrance tower
- 11 of 17. Front doors
- 12 of 17. Main stairs, first floor
- 13 of 17. Office, first floor north
- 14 of 17. Second floor north
- 15 of 17. Third floor south
- 16 of 17. Fourth floor north
- 17 of 17. Fifth floor south

Figure Log:

Include figures on continuation pages at the end of the nomination.

1. Drawing of the Factory, 1898.
2. 1903 Sanborn Map of the Factory.
3. Typical Floor Plan.
4. Cross Section of the Building.
5. An early location for Van Zandt, Jacobs & Co.
6. Interior View of a Collar Workroom.
7. Advertisement for Van Zandt Jacobs, 1922.
8. County tax map with property boundaries.

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Van Zandt, Jacobs & Co. Collar and Cuff Factory
Name of Property
Rensselaer, New York
County and State
Textile Factory Buildings in Troy, New York, 1890-1920
Name of multiple listing (if applicable)

Summary:

The Van Zandt, Jacobs & Co. building is a five-story Romanesque Revival style building with red brick walls, a flat roof and a high basement. The former cuff and collar factory is located at 621 River Street, in Troy, Rensselaer County, New York. It occupies a large level lot at the intersection of River and Rensselaer Streets; it is the only resource on the property. The building has a U-shaped plan, with a wide flat façade facing east to River Street, and an open light well which faces west to the Hudson River. The façade features a heavy cornice, brick arcades and a narrow entrance tower which is set slightly off-center in the wall. The building was built in two stages. The section north of the tower was built in 1896, and the southern section was added before 1903. There have been no major additions or alterations to the building since the south addition was completed. Interior spaces are largely open, with heavy wood framing and few secondary partitions. The entrance tower, which is accessed by a formal arched front doorway, features a highly intact staircase which links all floors of the building. The building housed Van Zandt, Jacobs & Co. operations from the time it was built into the mid 1900s, and it was associated with other textile companies into the 1980s. It is a highly intact example of the property type, *Troy Textile Factories, 1880-1920*, as discussed in the MPDF cover document "Textile Factory Buildings in Troy, New York, 1880-1920."

Elaboration:

The factory occupies a large level lot at the southwest corner of River and Rensselaer Streets. It is several blocks north of the commercial center of Troy, at the northern end of an area which contained a concentration of industrial buildings in the early 1900s. The surrounding properties today have a mix of uses. Many on the east side of River Street contain two- and three-story residences and commercial buildings. There is a large vacant lot directly across the street from the factory, and the property just north of it contains a modern one-story commercial building which is surrounded by paved parking. The property directly to the south, 599 River, has another textile factory building which was built in 1899.¹

¹ Michael Lopez and William Krattinger, "Textile Factory Buildings in Troy, New York, 1880-1920. Multiple Property Documentation Form." (Albany, New York, 2013) p.E15.

National Register of Historic Places
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Van Zandt, Jacobs & Co. Collar and Cuff Factory

Name of Property

Rensselaer, New York

County and State

Textile Factory Buildings in Troy, New York, 1890-1920

Name of multiple listing (if applicable)

The Van Zandt, Jacobs factory building sits close to the sidewalk, with the front wall facing east to River Street. The north side of the building is also close to the edge of the lot, overlooking Rensselaer Street. There is an open paved parking area at the south end of the lot, and a narrow paved driveway behind the building. The back edge of the lot is lined with trees and it drops steeply down to the Hudson River, which forms the west boundary of the property.

Although the building was built in two stages, the sections feature nearly identical construction methods and architectural detailing. The original section of the building, which was built in 1896, is located at the northeast corner of the lot. It has a rectangular plan and flat brick walls. That part of the building housed all operations at the site until right around the turn of the century, when the southern section was added. That change appears to have taken place between 1898 and 1902. A company letterhead in use in 1898 shows only the north section, while a 1903 Sanborn Map shows the factory at its current size. (See Figures 1 and 2.)

The façade is more highly ornamented than the rest of the building. It is topped with a large stamped metal cornice, and the square tower at the entrance bay features prominent brick corbels and a smaller molded metal cornice. (See photos 1 and 2.) The six-story tower projects a few inches out from the face of the front wall, and several feet above the main roofline. The tower was originally taller; it is labeled as 7 stories on early Sanborn maps. There is no top cornice or other termination for the tower roof, and lighter colored bricks have been used to infill what look like early window openings. Judging from the proportions of the in-filled windows there, it appears that the top half of the seventh story is missing. Sanborn maps show that the upper tower originally contained a water tank; it has been assumed that the tank was removed when the upper section of the tower was removed.

There are two bands of brickwork below the main cornice which consist of projecting brick string courses over evenly spaced brick dentils. Similar

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Van Zandt, Jacobs & Co. Collar and Cuff Factory
Name of Property
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Textile Factory Buildings in Troy, New York, 1890-1920
Name of multiple listing (if applicable)

brick dentil molding accents many features of the façade, including the prominent arcades which line the top two floors. (See photo 3.)

The fifth floor of the façade has slim single window openings that are topped with round brick arches. The arches are formed by triple rows of sailor bricks topped by dentil molding. Most of the 1/1 wood window sashes there appear to be early or original. A few openings are missing one or more sashes, but none of the masonry openings have been altered. The upper section of the tower contains two rows of windows. The top row there has the same type of round arches used on the body of the wall, and the lower set is topped by segmental arches formed by overlapping sailor courses. A slim molded metal cornice runs along the entire façade at the line of the window sills. The windows on either side of the tower have identical ornamentation, but vary slightly in layout. Those on the south are evenly spaced, with linked arches, while the slightly wider north side has a pair of windows at each end that is set slightly apart from the others. (See photo 2.)

The fourth floor of the façade features larger rows of arched openings, which contain two windows each. The arches are topped like those on the fifth floor and the piers between them are accented with bands of matching dentil molding. The fourth floor arches define window bays which extend down to the sidewalk. There are six bays in the north section, one in the tower, and five in the south. The windows on floors 2-4 are set into slightly recessed stacks, and the paired windows on floors 2 and 3 are topped by segmental arches. Those on the third and fourth floors have bands of dentil molding below their sills. The tower has slightly different detailing, with two smaller windows per floor that are more widely spaced and accented with cut stone lintels. (See photo 10.)

A small molded metal cornice at the second floor window sills distinguishes the lower one and one half stories. Window bays which line up with those above include the first floor windows and those of the basement level, which is partially above grade. (Photo 9.) The first floor windows are recessed into simple segmental arched openings that are accented by double brick string courses between the bays. Paneled brick spandrels and stone sills and lintels separate the basement and first floor windows. The window

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Van Zandt, Jacobs & Co. Collar and Cuff Factory

Name of Property

Rensselaer, New York

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Textile Factory Buildings in Troy, New York, 1890-1920

Name of multiple listing (if applicable)

openings at the first floor contains paired 1/1 wood window sashes that are topped by transoms which follow the segmental arch for the masonry openings. The frames of the first floor are all early or original but the sashes there may have been replaced several decades ago. The transoms have all been covered with solid wood panels.

The first floor contains two doorways. Both doorways have poured concrete stairs, edged with early pipe handrails, which transition from the sidewalk to the first floor doorways. (Photo 11.) The southernmost bay in the north section contains a door which was probably the front door for the original building. It is set into the base of a window bay and the opening is detailed to match the other first floor openings in that part of the wall. That doorway has an early or original 8-light transom and frame, with modern aluminum and glass doors.

The other doorway, which occupies the base of the tower, is more formally detailed. The doorway is topped by a round arch which is detailed to match those on the fourth floor, and the walls on either side of the door are faced with rock-faced stone blocks. The wood frame of the doorway and the half round transom appear to be original. The transom has been filled with a flat wood sign, and the doorway is filled with a modern pair of aluminum and glass doors.

The back and side walls are flat and largely unadorned, and all except the front half of the south wall are filled with single window openings which have segmental arched tops and wood sashes. The north side wall has a small amount of architectural detailing, which repeats elements found on the façade. The large bracketed cornice of the façade wraps a few feet around to the side wall, as do two bands of dentil molding at the top of the fourth floor. There are also two smaller molded cornices that continue from the façade all the way to the back edge of that wall. There is one at the line of the fifth floor window sills, and one at the second floor sill line.

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Van Zandt, Jacobs & Co. Collar and Cuff Factory
Name of Property
Rensselaer, New York
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Textile Factory Buildings in Troy, New York, 1890-1920
Name of multiple listing (if applicable)

The majority of the windows on the north wall have 2/2 window sashes which appear to be original.² (An 1898 drawing of the building shows 2/2 windows on that side of the building.) There are also several window openings on that wall that have newer or missing sashes, as well as a doorway near the front wall which was originally a window.

The back of the building, which overlooks the river, has a narrow open light-well between the north and south sections. The light-well is partly blocked by a small 1-1/2 story boiler room which is early but appears to have been altered many times over the years. Narrow metal fire escapes line both sections of the back wall. Almost all window openings on the back walls are intact, although quite a few are missing sashes. Most of the surviving sashes are 8/8, although a few windows on the north section have 2/2 sashes. Segmental arched tops and stone sills on the windows constitute the only ornament on that side of the building.

The south wall has two sections. The front third of the wall is flat, with no windows. (There was a three story dwelling next to that side of the building when it was new.) The only ornament on that section is located along the front edge of the wall, which has the same type of bracketed cornice and dentil molding at the top of the fourth floor that are found on the north side wall. A small modern dock door is located at the first floor of that section, and there are two older wall signs that have been painted the same color as the surrounding brick. The back two thirds of that wall is recessed a few feet from the solid section and filled with windows. As on the back wall, those windows have segmental arched tops and stone sills. Most also have 8/8 wood sashes that are early or original, albeit in poor condition. Almost all of the south windows also have metal hardware for fire shutters; none of the shutters themselves have survived.

The interior of the building continues to reflect its original industrial function. Each floor has two large rectangular work rooms, with the light-well and a small connector in the center. (See Figure 3.) In the connector is the tower, which contains the main staircase for the building. The wide wood

² The early drawing in Figure 1 indicates that the building was constructed with 2/2 windows

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Van Zandt, Jacobs & Co. Collar and Cuff Factory
Name of Property
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Textile Factory Buildings in Troy, New York, 1890-1920
Name of multiple listing (if applicable)

stairs wind up around the brick walls of the stair shaft from the basement to the tower. (See Photo 12 and Figures 3 and 4.) They are reached via the formal arched doorway at the base of the tower on the front wall. The finishes of the stair shaft have seen very few changes in the last century. Early or original features there include heavy plank flooring at the landings, painted brick and beadboard walls, and curved pipe hand rails. There is a doorway on the south end of the stair landing on each floor, and additional doors on the north at the second and fifth floors. All doorways into the tower have early or original sliding metal fire doors, as do a few secondary doorways located elsewhere in the connector.

The north section also has several early straight run staircases, which have wood treads and risers and beadboard walls. Those stairs are accessed from the north doorway on the first floor of the façade, which also leads to a small finished office. The office occupies the front two structural bays on the first floor of the north section. It is largely open, with a brick vault which may have been added later. The office is probably the only room in the building that was finished when the plant was in operation. It has paneled wainscot, and beadboard walls and ceilings, all of which are now painted. (See photo 12.)

The factory does not appear to have had many interior partitions when new, and most of the original large workrooms are still at least partly open. Those on the first and fifth floors have few modern partitions, while the intermediate floors have seen some divisions over the years. Each section of the building also has a small early or original freight elevator centered on the back wall. With the exception of paint, most spaces are unfinished, with plain brick walls, rough plank floors and exposed structural systems.

The building features “mill-construction,” which combines load bearing masonry outer walls with a heavy timber framework for the interior spaces. That structural system is readily evident in the interior spaces. The north section, which is larger than the one on the south, has three rows of square wood posts, and the south section has two. The posts support large wood beams which consist of thick planks that are bolted together. The beams run

on that side wall.

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Van Zandt, Jacobs & Co. Collar and Cuff Factory
Name of Property
Rensselaer, New York
County and State
Textile Factory Buildings in Troy, New York, 1890-1920
Name of multiple listing (if applicable)

north and south throughout the building. (See Figure 3.) There are no ceiling joists; the floors are supported by heavy wood planks which run perpendicular to the beams. (See photos 14-16.)

The building was used almost exclusively by Van Zandt, Jacobs & Company from the time it was built until the mid 1920s, when other textile companies began sharing the space. Although Van Zandt gradually reduced the scope of their operations, they operated in at least part of the building until 1969. Other textile companies operated there into the early 1980s, and later uses have required few physical alterations. Current tenants include a fire sprinkler business, a pottery supply house and a fitness center. Most of the current uses are concentrated on the lower levels; the upper floors are largely vacant.

Conclusion

Overall, the building is highly intact, and in fair to good physical condition. Exterior alterations include a reduction in the height of the tower and the loss of several early window sashes and doors, but there have been no expansions or other changes to the historic form and patterns of fenestration. The architectural detailing of the façade, which includes the large metal cornice and elaborate brick work, is also in good condition. Interior spaces are equally intact, and expressive of their original industrial function. The original plan is evident, and most interior finishes are original. The central stair tower and heavy timber structural system, which are typical of mill-construction, are intact, and the exterior walls are still lined with large windows. The building is immediately recognizable to its period of significance and it clearly meets the registration requirements for the "Troy Textile Factories" property type.

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Van Zandt, Jacobs & Co. Collar and Cuff Factory
Name of Property Rensselaer, New York
County and State
Textile Factory Buildings in Troy, New York, 1890-1920
Name of multiple listing (if applicable)

Period of Significance (Justification)

The period of significance for the property runs from the time of its construction, 1896, to 1923, when production at the factory began to decline and Van Zandt, Jacobs & Company reorganized as Van Zandt's Inc.

Summary:

The building at 621 River Street, in Troy, New York was built for Van Zandt, Jacobs & Company, which was one of Troy's leading cuff-and-collar companies at the time. It is locally significant in the areas of Industry and Architecture, under National Register Criteria A and C. Built at the height of the collar and cuff movement in Troy, and occupied by textile companies for nearly a century, it is a good example of the property type, "Troy Textile Factories, 1880-1920," as discussed in the Multiple Property Documentation Form (MPDF) "Textile Factory Buildings in Troy, New York, 1880-1920." It is significant in the area of Industry for its long association with the cuff-and-collar industry, which dominated industrial concerns in the city for decades. At the time the factory was in operation, Troy was a national leader in the manufacture of detachable shirt collars and cuffs. Nearly one in four residents of Troy worked in textile factories in the early 1900s. Van Zandt, Jacobs & Company operated textile factories in Troy from 1887 into the last half of the 20th century. The building at 621 River Street was built specifically for the firm, and occupied by Van Zandt, Jacobs & Company until 1923. It continued in use after that date, and was occupied by the new related company Van Zandt's, Inc. and other textile companies until the early 1980s. Architecturally, it provides a good example of "mill-construction," as discussed in the MPDF. Designed by M. F. Cummings and Son, it is also locally significant as a good example of a textile factory with Romanesque Revival styling. The building is an intact, highly significant link to the industrial history of Troy.

Elaboration:

Manufacturing has long played an important role in Troy's economy. As was generally the case, industrial development in the area was influenced by access to natural resources and transportation networks. In the late 18th century, the Potenskill and Wyantskill Creeks at the south edge of the

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Van Zandt, Jacobs & Co. Collar and Cuff Factory
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community provided water power for early plants, including the first paper mill in northern New York. Local waterways also functioned as shipping corridors. The Hudson River served as an early conduit to New York City, and the completion of the Erie and Champlain Canals in the 1820s greatly increased shipping options for local merchants and manufacturers. Railroad service began in 1832, and by the 1870s, the city enjoyed access to a railroad network which radiated from the city in all directions.³

The invention of the detachable shirt collar by Troy resident Hannah Lord Montague in 1827 led to the rise of an industry which would dominate Troy's economy by the end of the century. Mrs. Montague's invention proved to be an instant success, first locally and then nationally. What began with small shops producing hand-sewn collars evolved into a major industry, and Troy soon became known as "Collar City," after the tens of thousands of collars that were being manufactured there. By the early 1900s, 15,000 people worked in the cuff and collar factories of Troy, which produced 90% of all detachable collars sold in the United States.⁴ For perspective, Troy's population was 75,000 in 1910.

The prolific textile industry naturally had an effect upon the built environment. Although many of the first factories were established in existing buildings within the commercial center, growing demand led to the construction of new buildings which were designed specifically to serve as collar factories. The new factories were generally larger than the average commercial buildings of the city, and often professionally designed. As one author noted in 1889, the "largest buildings erected in recent years in the city are those in which the manufacture of collars cuffs and shirts are pursued."⁵

Many of those new factory buildings were built on River Street, which has had a long association with the collar industry. Mrs. Montague's husband and a partner opened one of the city's first collar factories on River Street in

³ John and Diana Waite, Industrial Archeology in Troy, Waterford, Cohoes, Green Island, and Watervliet. (Troy, New York: Hudson Mohawk Industrial Gateway, 1973, reprint 1983). P. 3.

⁴ Don Rittner, Troy: A Collar City History, (Charleston, SC: Arcadia Publishing, 2002) p. 98.

⁵ Arthur James Weise, Troy's One Hundred Years, 1789-1889, (Troy, NY: William H. Young, 1891.) p. 404.

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Van Zandt, Jacobs & Co. Collar and Cuff Factory
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Name of multiple listing (if applicable)

1834, and by the late 1800s, the north part of River Street had become a center for the collar industry. That area offered ready access to both water and rail transportation, as well as open plots of land located away from the congested city center. The popularity of the area with the textile manufacturers remains apparent; almost all of the surviving historic textile factories in Troy today are located on River Street. Seven of the nine properties covered by the MPDF, including the property nominated here, are on River Street, and all but one of those is north of the commercial center.

Van Zandt, Jacobs & Company was in many ways a typical Troy collar and cuff company. They began operating in rented quarters in the commercial center, and once they were established, built a new building on North River Street. The roots of the company go back to 1887, when Clarence E. Van Zandt teamed up with William H. Mix to form Van Zandt and Mix, shirt and collar manufacturers. Van Zandt had been working as a cashier and bookkeeper at a local dry goods company, and Mix had experience in the collar industry. Mix had been working in the large cuff and collar factory of Miller, Hall and Hartwell, which was built in 1880 at 547 River Street.⁶ Van Zandt and Mix appears to have been a short-lived operation. They were only listed in the city directory for one year, after which Mix returned to work as a collar cutter.

Van Zandt remained in the cuff and collar business however, and in 1889 established a company which proved to be much more enduring. That year he teamed up with John E. Jacobs to form Van Zandt, Jacobs & Company, which remained in operation into the middle of the next century. The men appear to have known each other for at least a couple of years before they formed the new company; directories show that they had lived in the same house since 1887.

In addition to backgrounds in bookkeeping and business, Van Zandt and Jacobs also had experience in the textile industry. City directories show that the year before they formed the new company, Jacobs was a partner in the

⁶ Stephanie Lashmet, "Van Zandt, Jacob and Co," July 23, 1976. (Typescript on file at the Rensselaer County Historical Society, Troy, NY) p. 1. The Miller, Hall and Hartwell factory is still standing. It is one of the buildings covered by the MPDF.

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Troy Laundry Company, and Van Zandt was the manager and treasurer of Cooperative Collar and Cuff Company, which manufactured Triangle Brand Collars. The Troy Laundry Company probably got all or most of its business from textile manufactures. As noted in the MPDF, the cuff and collar industry supported a number of other businesses, including commercial laundries which prepared the goods for shipment. By 1901 for example, commercial laundries in the city outnumbered cuff and collar factories 38 to 26.⁷ Van Zandt's connection to the Cooperative Collar and Cuff Company provided him with experience in the manufacturing process, as well as a ready-made product line. Van Zandt, Jacobs took over both the Triangle brand and the Cooperative company's manufacturing facilities at River and Federal Streets.⁸

Van Zandt, Jacobs & Company grew quickly. Within just a few years, they had offices in New York City, Baltimore, Maryland, Philadelphia and New Orleans, and the factory had moved into the Burdett Building, at 251-253 River Street. (See Figure 5.) When that building burned in 1896, they followed the example of other collar makers and moved their operations north of the city center to a lot at the corner of River and Rensselaer. A profile of the company which was written in 1896 noted that after the fire, the company "began the erection of a new factory at the corner of River and Rensselaer streets, which they expect to occupy before the beginning of 1897."⁹ The construction project apparently went as planned, since the company's ad in the 1896 city directory listed their address as "River St., cor Rensselaer."¹⁰ That construction project produced what is now the north segment of the factory building, a five and one-half story brick factory with graceful Romanesque Revival styling. (See Figure 1.)

The partners hired one of the city's leading architectural firms to oversee the construction of their new plant on River Street. It was designed by the architectural firm of M. F. Cummings and Son. The firm was headed by Marcus Fayette Cummings (1836-1905), who had been one of the region's leading architects for decades. He published at least three architectural

⁷ Lopez and Krattinger, pp. E4-E5.

⁸ Lashmet, p. 3.

⁹ Anderson, p. 308.

¹⁰ Troy City Directory, 1896, p. I.

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pattern books in the 1870s, and has been credited with the design of several prominent buildings in Troy and other parts of the state. Local projects included the Troy City Hall, the Rensselaer County Courthouse, and a number of commercial buildings and churches.¹¹ His son Frederick, who was his partner in the firm, continued the practice after the death of the elder Cummings in 1905.

The Cummings office probably handled the plans for a major expansion of the Van Zandt, Jacobs factory which took place just a few years after the first section was placed in service. The addition, which was built between 1898 and 1902, doubled the width of the façade and added a formal front entry tower. The unified composition of the two sections suggests that they were the work of a single architect, and may even have been designed at the same time, to allow the south addition to be built as soon as time and finances allowed.

The Cummings firm's design for the new factory combined up-to-date Romanesque Revival styling with practical construction methods. The building was described in the MPDF as "a preeminent example of Romanesque Revival factory design" in Troy.¹² The delicately rendered round brick arcades of the façade are typical of the Romanesque Revival style, which was popular for churches and public buildings in the mid-19th century, and the heavy massing and arch-topped window stacks on that same wall offer a nod to Richardsonian Romanesque, a reinterpretation of the original movement which was popular at the time the Van Zandt, Jacobs & Company building was constructed.¹³

Like most of the textile mills of the period, the Van Zandt, Jacobs & Co building utilizes "mill-construction". Mill-construction, which was developed to resist catastrophic fire damage, combines load bearing masonry exterior walls with heavy timber framing for the interior spaces. As was often the case for local factories, the entrance tower on the Van Zandt, Jacobs building was multi-functional. It enhanced the façade and distinguished the entrance bay,

¹¹ Arthur James Weise, The City of Troy and Its Vicinity, (Troy, NY: Edward Green, 1886) p. 7, and "Marcus F. Cummings," Wikipedia, <http://en.wikipedia.org/wiki/Marcus_F._Cummings>, accessed October 2013.

¹² Lopez and Krattinger, p. E9.

¹³ Marcus Whiffen, American Architecture Since 1780: A Guide to the Styles, (Cambridge: MIT Press, Revised Edition 1992) pp. 61-67, 133-140.

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while the interior spaces were designed to protect building occupants in case of fire. The tower was built to serve as a fire-resistant stair shaft, with heavy brick walls and fire doors at each doorway, while the upper level held a large water tank for the automatic sprinkler system. The generous use of windows on the side and back walls for ventilation and natural light also marks this as a factory building. That type of fenestration was lacking in the older buildings of the center city, which were often too closely built to allow for windows on the secondary elevations.

A fire insurance map published soon after the building was expanded provides good information about how the Van Zandt, Jacob factory operated. (See Figure 2.) On the north side, the first floor housed the office and a large stock room, and the basement was used for washing and starching. The upper floors there contained cutting and stitching departments, as well as an ironing room and another laundry. The washing department probably handled preshrinking the fabric to ensure uniformity, while the laundry was used to clean the finished product. The south side of the building had button-hole making and turning departments as well as stitching and shirt-making. Turning involved creating an edge for stitching; it was done by hand at first, but later handled by machines.

Some of the shirt-making in the building was done by a different company. The 1903 Sanborn map and later city directories show that the factory routinely housed more than one manufacturing concern. In 1903, for example, the Sanborn notes that “J. J. Steetneimer & Co. Rent the 5th Floor for Ladies Shirt Waist, Collar & Cuff Mfg.”

The labor force of Van Zandt, Jacobs and other cuff and collar factories textile industry differed from many other industries of the time, in that the workers were almost all women. One history of labor and industry in Troy noted that “collar industry workers, at least 85% female, assembled, stitched, finished, washed, starched, laundered, and ironed millions of collars during the nearly century long history of the industry.”¹⁴ (See Figure 7.) A passage

¹⁴ Corsaro, James, and Kathleen D. Roe, “Labor and Industry in Troy and Cohoes: A Brief History. (Updated and Revised for the WWW: Dr. Gerald Zahavi and Susan McCormick,

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written by a collar starcher in 1905, offers a first-hand account of the manufacturing process. The unnamed author wrote:

When I left school at the age of sixteen to go to work there were very few opportunities open to young girls, for the time was nearly thirty years ago. Therefore I considered myself unusually lucky to have been born and brought up in Troy, N.Y., where the shirt and collar factories offered employment to women....Collar starching cannot be classed with unskilled labor. It requires considerable intelligence and a knack of handling the starch so as to get it smoothly through the goods. A poor starcher can upset a whole laundry, for if the collars come out soft from the ironing machines they have to be washed over again The collars come to us in bunches of a dozen each. We cut the string, dip the collars in a tub of scalding hot starch, throw them on the table, which is covered with a clean cloth, and with the tips of our fingers rub out all the bubbles and wrinkles and force the starch evenly through the linen. Then with a soft cloth we wipe off the superfluous starch and pile the collars in dozens again. They are hung on long bars, which are thrust into drying ovens, after which they go to the sprinklers and ironers. This is mostly machine work, done by young girls. The finishing is hand work and is done by older women.¹⁵

Van Zandt, Jacobs & Co. grew steadily after their move to River Street. Mr. Jacobs died in 1903, but the name did not change, perhaps because the brand was already enjoying wide distribution. An ad in the city directory of 1907 claimed that they were the “Largest Makers of Linen Collars in the World,” and several of their ads showed offices in major cities around the country, ranging from New York to San Francisco.¹⁶ By 1910 their workforce had grown to 1,500, and their signature Triangle Brand collars were being shipped all over the country. A company ad published in a trade journal in 1922 featured the “Triangle Traveler” an elaborate boxed sample kit that the

Department of History, University at Albany, SUNY, January 2000.)

<<http://www.albany.edu/history/Troy-Cohoes>> accessed September 2013.

¹⁵ Hamilton Holt, ed. *The Life Stories of Undistinguished Americans: As Told by Themselves*. (New York: J. Pott & Co., 1906.) n.p.

<http://www.digitalhistory.uh.edu/voices/social_history/4collar_starcher.cfm

Digital History>Voices>Social History>A Collar Starcher's Story> Accessed October 2013.

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company offered to ship to distributors “at One Day’s Notice.” (See Figure 7.) The ad went on to assure prospective buyers that the kit “will not take the place of our regular sales force. Our 65 men will continue to cover their respective territories.”¹⁷

The Triangle Traveler kit may have been developed to bolster sales for detachable collars and cuffs, which were beginning to fall from favor. Collar and cuff production by the company appear to have peaked in the early 1920s, which also brought a name change to Van Zandt’s Incorporated. The renamed company continued to produce collars and cuffs, as well as complete shirts, which were manufactured by the Burt Shirt Company. The Burt Shirt Company, which occupied the building for much of its early history, appears to have been a related company. Clarence Van Zandt was an officer of the Burt Company in the 1910s, and Van Zandt companies routinely distributed Burt shirts along with their collars and cuffs.¹⁸ Van Zandt, Inc also developed its own line of complete shirts, sold under the well-established Triangle brand.

In spite of the added offerings, the Van Zandt Company’s fate matched that of many local collar and cuff manufactures, as declining collar sales and then the hard times of the Great Depression brought falling revenues. One company profile noted that 1923 was a peak year for the company, but “soon after, the company declined dramatically.”¹⁹ The company was reorganized and renamed Van Zandt’s Inc. in 1923, and by 1930 had apparently cut production on River Street so drastically that it was listed as a “vacant factory” in the 1930 city directory. Although later directory entries show that Van Zandt’s Inc. continued to operate at least a laundry in the building for many more years, the company appears to have shared the fate of many textile manufacturers in the city, which experienced a marked decline in the textile market by 1920. The end of the period of significance for the property therefore ends with the name change in 1923, which is also close to the end of the period of significance for the MPDF, which terminates at 1920.

¹⁶ Lashmet, pp. 2-3 and several city directory listings.

¹⁷ “The Triangle Traveler,”(Advertisement in The Clothier and Furnisher, August 1922, p. 77.)

¹⁸ Lashmet, p. 3

¹⁹ Ibid.

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By the time Mr. Van Zandt died in 1936, the company was sharing the building with two other textile companies: Kelly Clothes and the H. D. Bob Inc. shirt company. In 1940, there were five different clothing companies in the building, as well as a laundry operated by Van Zandt's Inc. That trend continued into the 1950s and 60s. By 1951, there were so many different occupants of the building that the Sanborn Map Company labeled it as "Lofts." The 1950 directory lists the following companies in the building: Kelly Clothes, Inc.; Triangle Collar Makers Laundry (a division of Van Zandt's Inc.); Trojan Mail Co., children's dress mfrs.; Falcon Waist Co., ladies' blouses; Carhart Laundry Inc.; Bernie Paper Box Corp.; Judy Lee Lingerie Co. The last three were listed at 623 River, which was probably the address for the north part of the building.

Van Zandt's Inc. maintained laundry facilities on River Street until 1969, and it was used by other textile companies into the early 1980s.²⁰ One particularly long-term occupant was Kelly Clothes, which occupied part of the building from 1931 into the 1980s. Since then, the building has been owned and operated by the Matthews Sprinkler Company, which uses the basement level and rents the upper floors to commercial tenants.

Conclusion: Significance.

The Van Zandt, Jacobs & Company factory on River Street offers a representative, highly intact example of the property type, "Troy Textile Factories, 1880-1920." It includes many of the characteristic features of the property type, as discussed in the Multiple Property Documentation Form "Textile Factory Buildings in Troy, New York, 1880-1920." Those features include a strong association with the textile industry, the use of mill-construction, and interior spaces which express its original industrial function. Interior features of note include a central stair shaft with fire doors, and window-lined exterior walls.

The building is also notable as the best example of Romanesque Revival styling in the group of properties covered by the MPDF. Although several of the buildings in the group exhibit some elements of the style, such as square

²⁰ Waite, p. 25.

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towers and round-arched windows, none match the level of styling of the Van Zandt, Jacobs & Company factory.

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Verbal Boundary Description

Lots 56, 57, 58, 59 and 60 in the Tenth Ward of the City of Troy New York.
The boundaries for the property are indicated by a heavy dashed line in Figure 8.

Boundary Justification

The current boundaries encompass all of the land currently and historically associated with the building.

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Figure 1. Invoice from Van Zandt, Jacobs & Co, dated Oct. 3, 1898, with a detail of the drawing of the new factory building.

From "Rensselaer Railroad Heritage."

<<http://railroad.union.rpi.edu/index.php?title=Rensselaer_Railroad_Heritage_Website>>, accessed October 2013.



GENERAL OFFICE & FACTORY, TROY, N. Y.	NEW YORK, 690 BROADWAY.	PHILADELPHIA, 1023 FILBERT ST.	BOSTON, 80 ESSEX ST.	BALTIMORE, 5 & 7 W. GERMAN ST.
--	----------------------------	-----------------------------------	-------------------------	-----------------------------------



Van Zandt, Jacobs & Co.

Manufacturers of
Men's Linen Collars & Cuffs.

Troy, N.Y. Oct. 3, 1898.

Sold to C. E. Parsons,
Canton, Pa.

TERMS 5/30 VIA Mail

NUMBER	DOZ.	NAME			
123	1				110

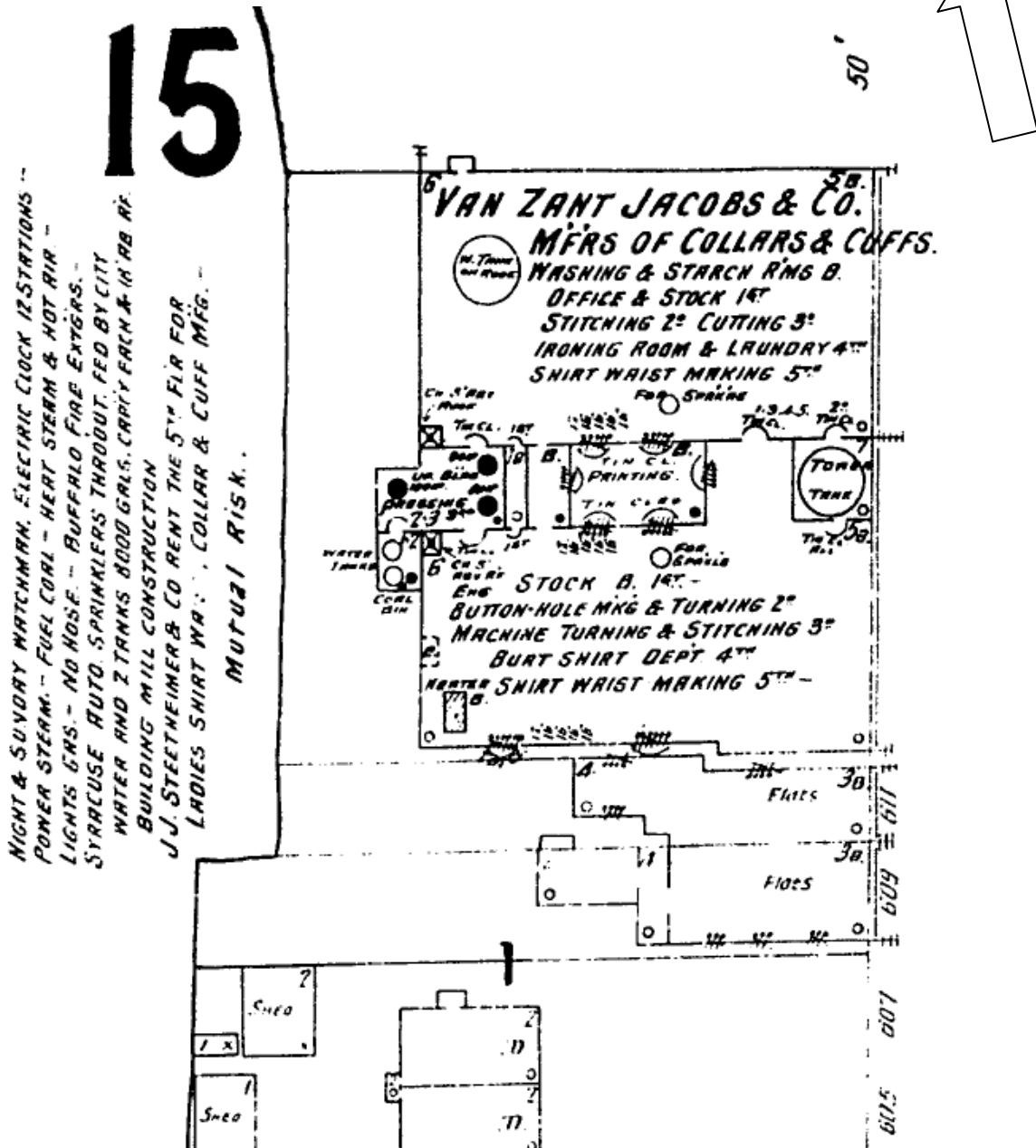
All Settlements must be made to Troy Office.

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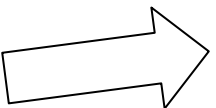
Van Zandt, Jacobs & Co. Collar and Cuff Factory
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Figure 2. 1903 Sanborn Map. Vol. 1, P. 15.



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Figure 3. Fifth Floor Plan. Other floors are similar.

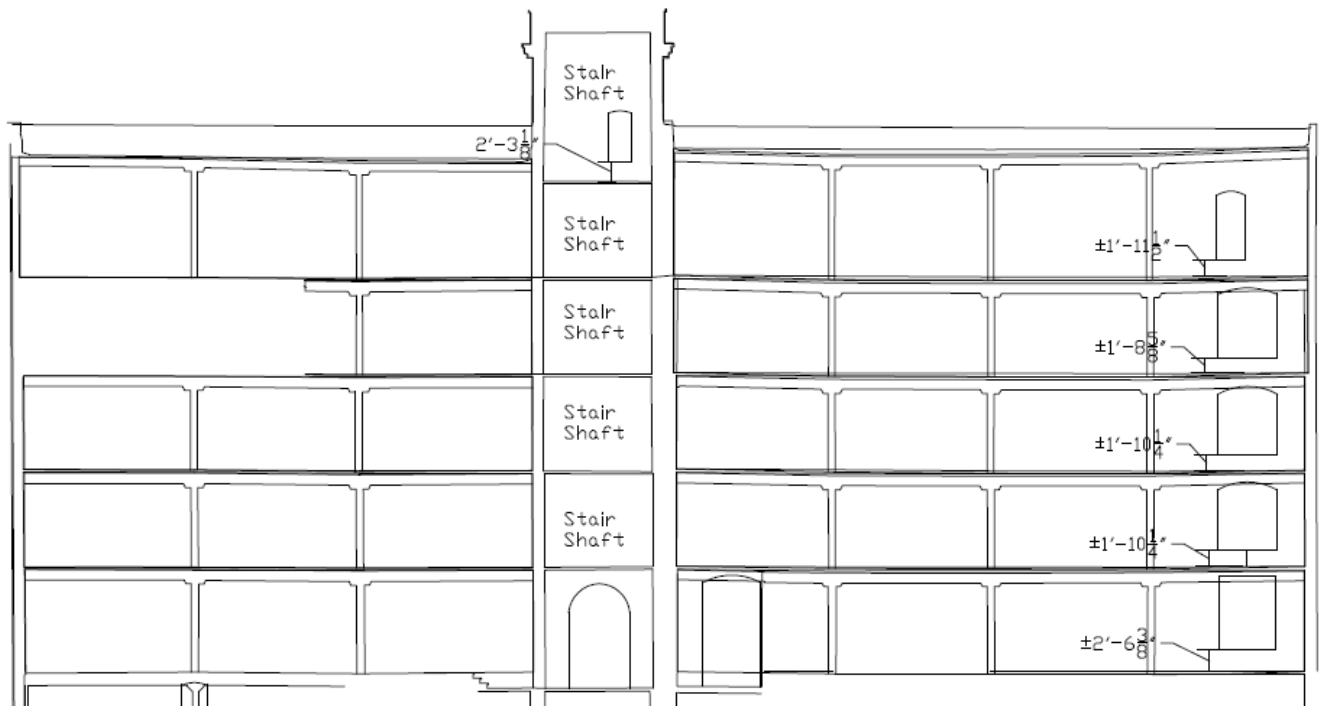


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Figure 4. Building Section, Looking West, floors 1-5.



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Figure 5. Burdett Building, 251-253 River Street. The home of Van Zandt, Jacobs & Co in 1885.

From: *City of Troy and its Resources: Illustrated*. n.d. (published between 1892 and 1896. On file at the Rensselaer County Historical Society, Troy, NY.)



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Figure 6. Typical Interior View of a Troy Collar Factory, early 20th century.
(From a stereoscope card manufactured by the Keystone View Company.)



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Figure 7. Triangle Collar Advertisement.
(From The Clothier and Furnisher, August 1922.)



“THE TRIANGLE TRAVELER”

Consists of a compact little case sampling our complete line of Soft and Semi-Rigid Collars with twenty popular numbers of our Guaranteed Laundered Line.

It is always ready in any emergency, and is intended to serve you in the event of a Triangle Salesman not being immediately available.

The Triangle Traveler will not take the place of the regular sales force. Our 65 men will continue to cover their respective territories as heretofore. It is purely an emergency measure for your convenience.

You will find it complete in every detail, enabling you to sit at your desk and make your selection alone and undisturbed in comfort and at your leisure.

We will gladly send our Triangle Traveler to any reputable merchant upon request. Just tear out the Triangle Coupon and mail to Troy, N. Y.

The day coupon is received the Traveler will start on its way with no expense to you but the return parcel post.

VAN ZANDT, JACOBS & CO., Troy, N. Y.

New York
Philadelphia
Baltimore
Pittsburg

BRANCHES

Chicago
St. Louis
Boston
Portland
San Francisco
Kansas City

VAN ZANDT, JACOBS & CO.,
Troy, N. Y.
Please send me the Triangle Traveler. I am interested in looking over your line.
Name.....
Address.....

The Clothier and Furnisher August 1922

Original from
UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN

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Figure 8.
Rensselaer County Tax Map, with property boundaries marked by a heavy dashed line.

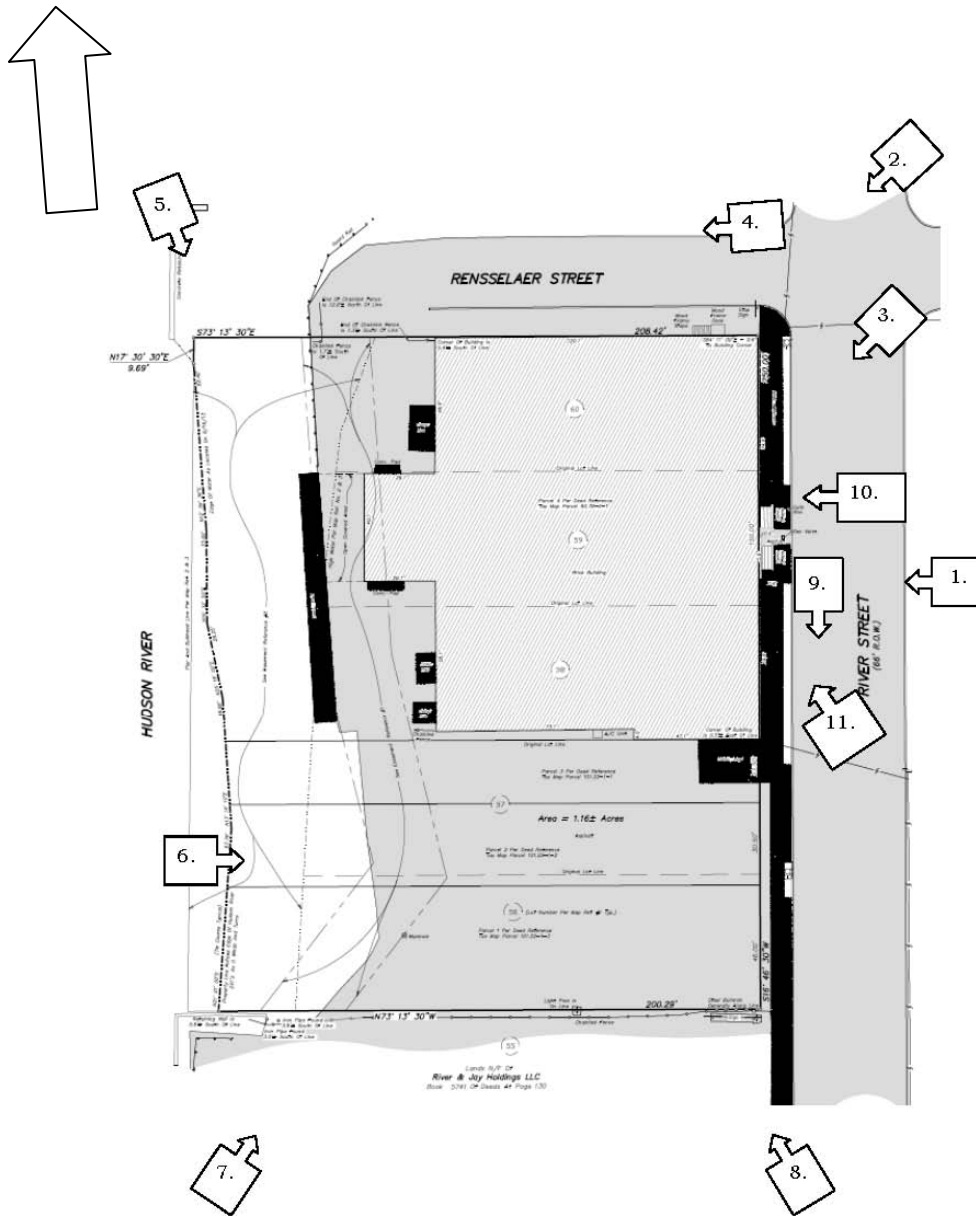


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Photo Key. Exterior Views.

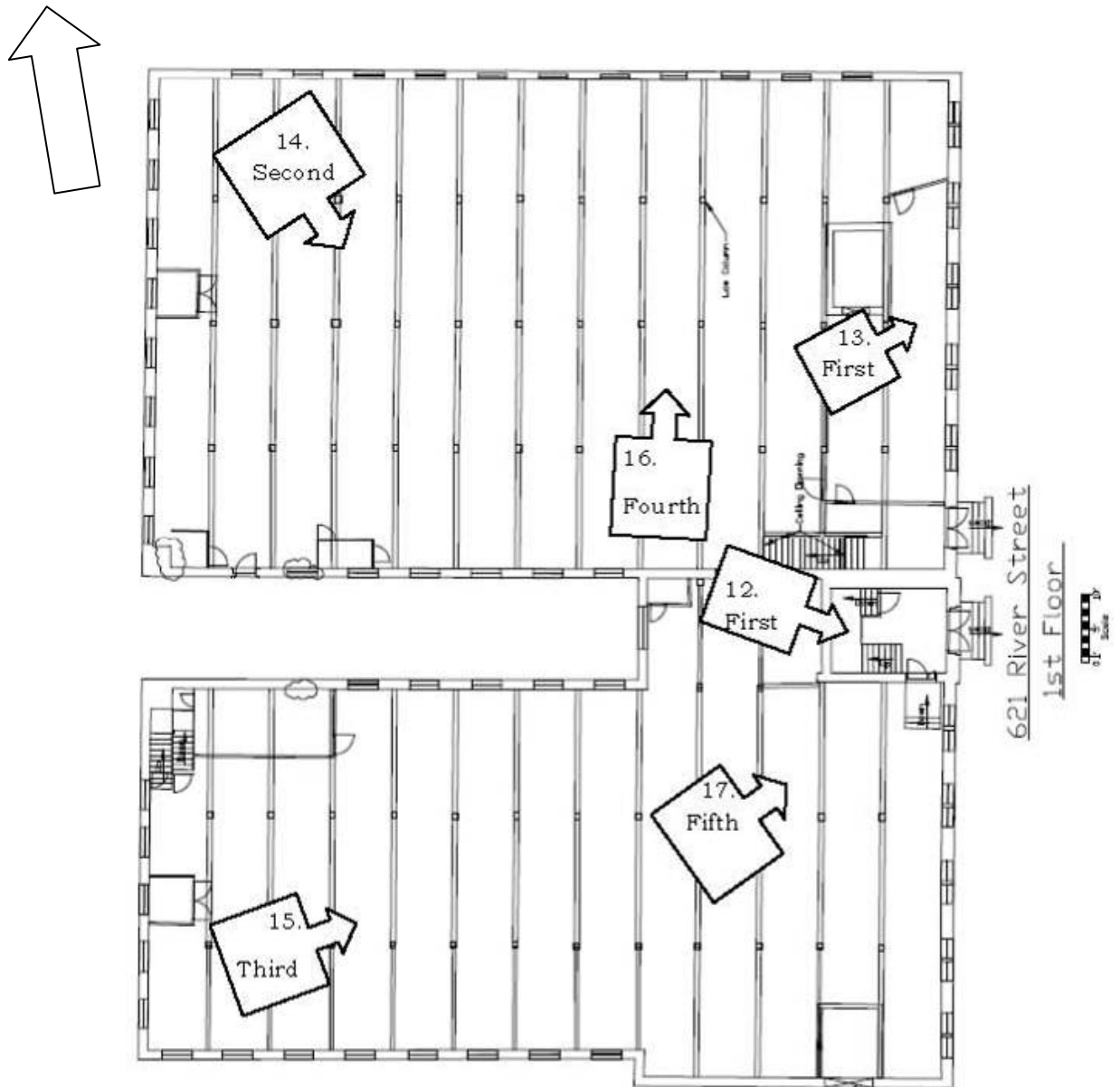


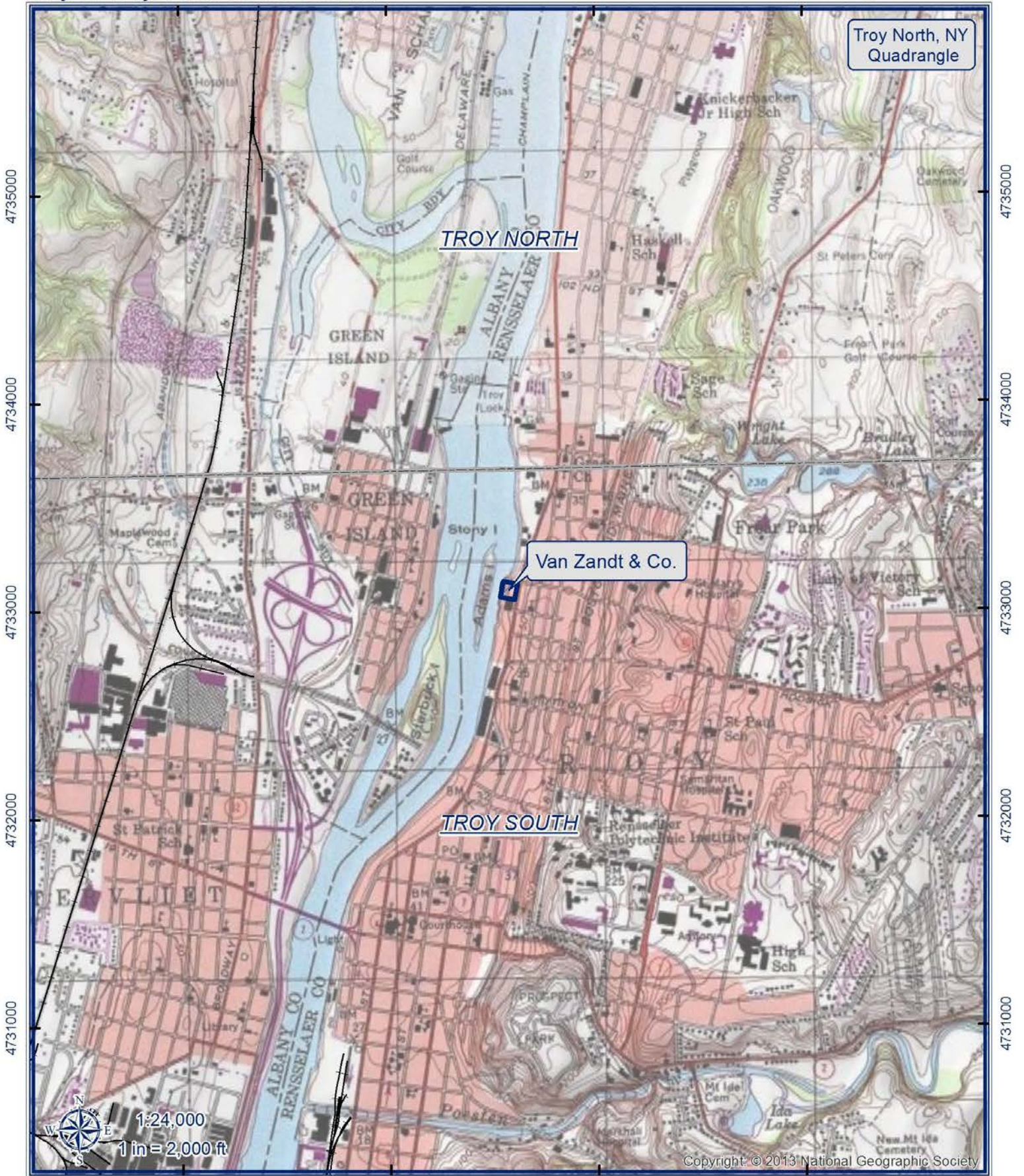
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Photo Key. Interior Views.





Troy North, NY
Quadrangle

TROY NORTH

TROY SOUTH

Van Zandt & Co.

1:24,000
1 in = 2,000 ft

Copyright © 2013 National Geographic Society

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



- Van Zandt & Co.
- USGS quad index
- Railroad Line

Tax Parcel Data:
Rensselaer Co. RPS
www.rensco.com/countymaps.asp





607579E 4733093N

Σ = 1.29 Acres



1:3,000
1 in = 250 ft



Source: ESRI, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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

 Van Zandt & Co.

Tax Parcel Data:
Rensselaer Co. RPS
www.rensco.com/countymaps.asp





HOTEL





NORTHEAST
CERAMIC SUPPLY
OFFICE - 7000 BROADWAY
274-2722



Handwritten text or graffiti on the brick wall below the sign.



**NORTHEAST
CERAMIC SUPPLY**
POTTERY • HOBBY CERAMICS
SUPPLIES & EQUIPMENT
274-2722



1000 N. ST. GEORGE BLVD
PRATTVILLE, AL 36067
274-274-4777
FAX: 274-274-4778
WWW.NECSUPPLY.COM

Don't

Handwritten graffiti on the brick wall.





FEEDER

HP



1750
1750





BRN JONES

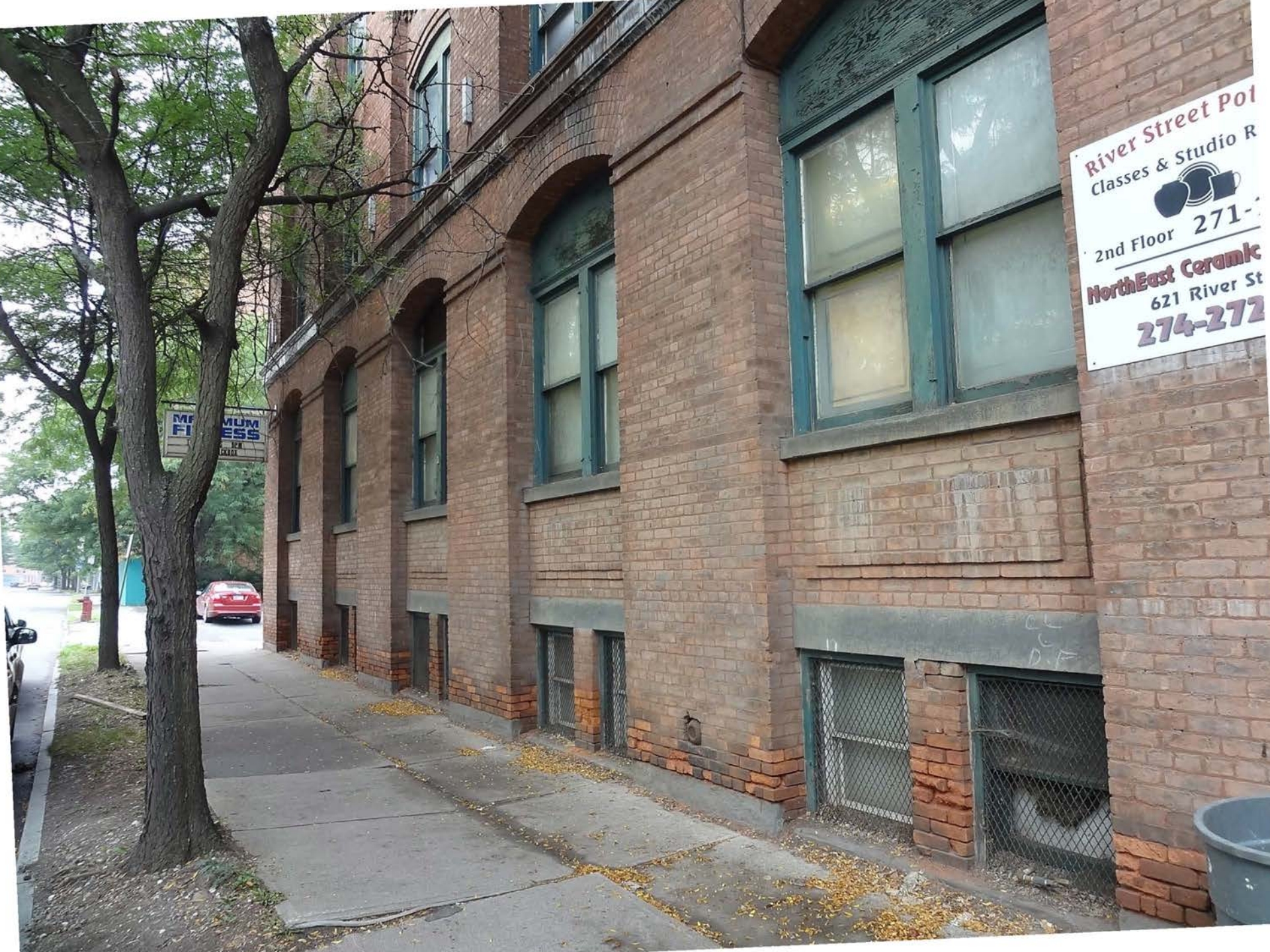
TREAS

Blue sign with a logo and text, possibly a business or utility sign.

White sign with text, possibly a business or utility sign.

White graffiti on the brick wall.

EXPERIUM FITNESS



River Street Pottery
Classes & Studio R

2nd Floor 271-
NorthEast Ceramic
621 River St
274-272

PREMIUM FITNESS

CL
C
D/F



reet Pottery
Studio Rental
271-7721
Ceramic Supply
River St.
2722

TRI-CITY
BOMBERS
BUNKER
BASEBALL TRAINING FACILITY



MARTIAL ARTS
ACADEMY
CHINESE KEMPO KARATE
506-8927















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Van Zandt, Jacobs and Company Collar and Cuff Factory

MULTIPLE NAME: Textile Factory Buildings in Troy, New York, 1880-1920 MPS

STATE & COUNTY: NEW YORK, Rensselaer

DATE RECEIVED: 12/30/13 DATE OF PENDING LIST: 1/21/14
DATE OF 16TH DAY: 2/05/14 DATE OF 45TH DAY: 2/15/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000009

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



JOHN T. McDONALD III
Assemblymember 108th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

COMMITTEES
Aging
Cities
Mental Health and
Developmental Disabilities
Real Property Taxation
Tourism, Parks, Arts &
Sports Development

November 15, 2013



Ms. Ruth Pierpont
Deputy Commissioner for Historic Preservation
Peebles Island
PO Box 189
Waterford, NY 12188-0189

Re: Van Zandt, Jacobs & Company Cuff & Collar Factory
621 River Street, Troy, NY 12180
Rensselaer County

Dear Ms. Pierpont,

I am writing in regard to the property known as Van Zandt, Jacobs & Company Cuff & Collar Factory which is being considered by the State Review Board at its meeting on December 5, 2013, for nomination to the National and State Registers of Historic Places. I am writing to express my support of the aforementioned application and would request that this support be shared with those that will be considering the nomination.

As the former Mayor of Cohoes and now as a Member of the New York State Assembly, I can tell you first hand the importance of preserving our historic structures. The district which I represent includes many prime properties that are either located in historic districts or are eligible for historic nomination and it is just as important that the property owners of such buildings have access to the various incentive programs provided a nomination is secured. I have witnessed the hard work and success of a number of projects involving historic structures and each project needs full support from state and federal partnerships that now exist.

I strongly encourage the State Review Board to accept this nomination to the National and State Registers of Historic Places and I kindly ask that I be advised on how I can support these efforts further.

Sincerely,

John T. McDonald III
Member of Assembly

cc: Mayor Lou Rosamilia, Troy



New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation
P.O. Box 189, Waterford, New York 12188-0189
518-237-8643

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

23 December 2013



Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose nine National Register nominations, all on discs, to be considered for listing by the Keeper of the National Register:

Troy Waste Manufacturing Company Building, Rensselaer County
Van Zandt, Jacobs and Co. Collar and Cuff Factory, Rensselaer
The Courier Building, Syracuse, Onondaga County
Sohmer and Company Piano factory Company, Erie County
Florendin Feasel House, Monroe County
John Lesees House, Jefferson County
Houk Manufacturing Company, Erie County
Building at 44 Central Avenue, Albany County
Albany Felt Company complex, Albany County

I am also enclosing a new disc of photos for the Kismet Temple, Kings County, as per your request. Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office