

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only...
received **JAN 27 1983**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Stokely-Van Camp ^{Industrial Complex} Factory, J.L. Mott Co., Trenton Fire Clay and Porcelain Co.
and/or common South Village

2. Location

street & number Lalor Street at Stokely Avenue N/A not for publication
city, town Trenton N/A vicinity of _____ congressional district _____
state New Jersey code 34 county Mercer code 11

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence (s)
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: community center

4. Owner of Property

name South Village Associates I, A Limited Partnership
South Village Associates II, A Limited Partnership (see continuation sheet)
street & number 59 13th Street
city, town Hoboken N/A vicinity of _____ state New Jersey 07030

5. Location of Legal Description

courthouse, registry of deeds, etc. Mercer County Recorder of Deeds
street & number Mercer County Courthouse
city, town Trenton state New Jersey

6. Representation in Existing Surveys

title An Inventory of Historic Engineering and Industrial Sites, Trenton, NJ has this property been determined eligible? yes no
date 1976 federal state county local
depository for survey records Office of Historic Preservation
city, town Trenton state New Jersey

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

DESCRIPTION

The South Village complex is a related group of brick industrial structures dating from c. 1896 to c. 1916 located in the City of Trenton. The site, formerly known (in reverse chronological order) as Stokely-Van Camp, J.L. Mott, Trenton Fire Clay and Porcelain, and Trenton Terra Cotta, measures approximately 1300 x 260 and is bounded on the east by the former bed of the Delaware and Raritan Canal, on the south by Lalor Street, on the west by Stokely Avenue, and on the north by a property line running generally east from the intersection of Third Street and Stokely Avenue to the Canal bed. All buildings on the site contribute to the complex.

The complex is within the neighborhood known locally as South Trenton, which contains a mix of unpretentious single-family residences, duplexes, and row-houses. Most are not over two stories, and the general sense of the area is that it was developed in the half-century after the Civil War. In addition to its residences, South Trenton contained a good deal of Trenton's industry, much of which is now marked by vacant industrial buildings. Other industrial structures have undergone changes and are now in a variety of uses including retail, commercial, and in some cases, manufacturing. Another major landmark in South Trenton is the New Jersey State Penitentiary.

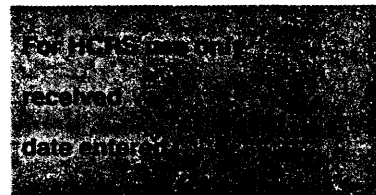
Now in the process of conversion to apartments, the site contains six buildings, all brick and ranging from one to five stories. They are generally arranged around the periphery of the site, although one of the five-story buildings crosses the middle of the parcel. This arrangement of buildings creates two large "yards" on the interior of the site, although the more northerly of these is closed only on the west and south. The southern open space was historically the millyard, with sufficient room for bulk storage of coal. The siting arrangement also lines one side of two streets -- Stokely and Lalor -- with the nearly flat, repetitive facades characteristic of industrial architecture of the early 20th century. For reference purposes, buildings have been numbered 1 through 11, and some have been subcategorized by letter (A through C). The descriptions which follow, and the enclosed sketch map, are keyed to this numbering system.

All the buildings except one -- Building 6 -- were constructed to house industrial processes, and thus would be expected to share the characteristics of extremely high floor load capacities (when compared to residential requirements) and simplified ornamentation. Leaving aside Building 6 for the moment, ornament on the structures is generally limited to projecting piers dividing wall bays; paired or tripled industrial windows in recessed panels formed by the piers; and corbeling at the parapet.

The plainness and regularity of the fenestration creates one of the strongest visual statements of the site: banks of identical windows stretching rhythmically for hundreds of feet. Roofs are generally flat (and thus not visible from street level) or gabled with a monitor. The exception is Building 8, whose flat roof (at one story) is visible.

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Continuation sheet South Village
Trenton, Mercer Co., NJ Item number 7 Page 1

DESCRIPTION

At its peak (c. 1918-1927) the interior of the site was more highly developed than at present, with a number of brick structures standing in what is now the north yard. The present street facades, however, are little changed from that period. Historic photos indicate that at least some of those buildings were similar in mass and detail to Buildings 5A-C. Of the facades which defined the two bordering streets (at that time, Davies and Lalor), all remain except the western end of Building 2. Those still standing maintain their historic materials, fenestration, massing, and roof configuration.

The one non-industrial building (Building 6), originally housing a coal and wood dealer, was not constructed as part of the complex; it was built on what was at the time (c. 1901) the southern edge of the site, and the factory buildings later grew around it.

Four of the other buildings (5A, B and C, and 9) are similar to each other in massing, fenestration, and detailing and utilize the same system of segmental arch windows grouped in bays which are articulated by piers. Each building is topped by a corbelled panelled cornice, above which is a parapet and a flat roof. The unified nature of the site's development is illustrated by the fact that these four nearly identical buildings (bay width varies slightly) were constructed over a time span of at least ten years.

The system of paired or tripled windows in recessed panels between piers is used throughout the factory buildings at the site, regardless of their height. Buildings 3A, B and C, and 7 have this type of fenestration, even though they are 1 1/2 to 2 stories with monitor roofs (the other major massing configuration).

South Village buildings are described as follows (refer to sketch map):

3A,B,C (1896-1900):

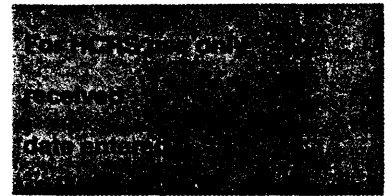
Brick, 5-course American bond, 1 1/2 stories with monitor roof and shed dormers; 21 bays long, each bay articulated by a pier and containing paired windows with stone sills. Roof is asphalt shingles, dormers are sided in vertical aluminum (dark brown), windows are 1/1 (modern). A recessed entry, served by a new ramp, is in the second bay from the south.

The planes of the facade are arranged so that the base, piers, and cornice are in a single plane and the large rectangle containing the window is a recessed panel. This gives definition to the piers and creates a stepped water table and corbelled cornice.

To the north of the 21-bay section is a 4-bay brick element, maintaining the eave line and whose facade is similarly divided by piers. Above the corbelled cornice is a parapet with terra cotta coping. The number of openings in each bay ranges from two to four, and each opening is topped by a segmental brick arch, two bricks deep. On the roof are two gabled dormers. This section, also 5-course American bond, has no water table.

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DESCRIPTION

Attached to this on the north is a 6-bay wall segment, the remaining of Building 2, which was two stories. Each bay had two 6/6 windows in segmental-arch surrounds. This section is laid in 7-course American bond. To the north of it and attached is a steel water tower, at the base of which is a small brick pumphouse.

5A, B (1900-1905), C(1914):

A 5-story brick building on a rectilinear C-plan, the open side of which is to the north. No joint is visible between A and B, although C can be discerned by a change in brick.

The west (Stokely Avenue) facade of 5A is 9 bays long; each bay is defined by a full-height brick pier and contains a pair of modern 9/9's in the traditional fashion of factory windows. The foundation is stone rubble, window sills are generally stone slabs (possibly limestone or another light-colored stone). There is a stepped water table and corbelled and panelled cornice; the parapet is capped by terra cotta coping. All windows have segmental-arch heads, formed of a double course of brick. The center bay of the first floor formerly contained a large opening, but has been converted to a pair of windows identical to the other openings on the facade, now in a one-story concrete surround.

The brick, surprisingly, is laid in 4-course American bond. It has been cleaned and spot-pointed.

The 3-bay north facade of 5A (which joins Building 3) contains piers dividing the bays but has no windows.

The south facade of 5A is 3 bays wide; that of 5B is 11. With the exceptions to be discussed, all fenestration, material and detailing are identical to the west facade of 5A as described above.

The middle bay on the second story of 5A (south facade) formerly was the entrance of a conveyor, connected to Building 6; the ghost of it is still visible. Two new windows, identical to the others, have been constructed. On the first floor, the pair of windows in the 8th bay from the west were converted to a recessed entry at some point previously; it is visible in a pre-rehabilitation photo taken c. 1977. In the 12th bay from the west, a double-width entry has been converted to two windows matching the rest in configuration and materials.

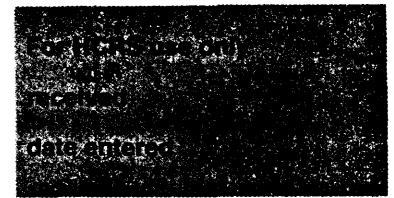
The entire south facade of 5A and 5B has been spot-pointed.

A slightly different shade of brick was used to construct 5C, and the pier spacing is slightly greater, making it distinguishable from 5A and B. Its south facade is 3 bays wide; it forms the third side of the C-plan. Its fenestration, material and detailing are identical to those of 5A and B.

In the center bay of the south facade, a full-width entry has been changed to a pair of windows identical to those of the rest of the facade.

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Continuation sheet South Village Trenton, Mercer Co., NJ Item number 7 Page 3

DESCRIPTION

The east facade of 5C, parallel to the Canal bed, is 7 bays wide; entries in the third and sixth bays have been converted to paired segmental-arch windows with stone sills.

6(c. 1901):

The only structure on the site built for other than an industrial purpose, Building 6 was the location (1900 or 01-1911) of Daymond & Wenzel, dealers in coal, wood, and other household provisions. It is brick, 2 1/2 stories, 8 bays wide, with a gabled roof sheathed in slate. On the first floor of the west (Stokely Avenue) facade there are two entrances, one pedestrian (with original door in place) and one freight (whose diagonal plank door is also possibly original). The former has a segmental transom, matching the segmental heads of the freight door and all windows. Where sash are visible they are 4/4. Directly above the freight door is a window in the space where another loading door previously existed.

The building is laid in 7-course American bond; window sills are wood, door sills stone. There is a box cornice encircling the roof. Painted on the north facade near the northwest corner (and now barely legible) is a billboard-size message which reads: Daymond & Wenzel Coal, Wood, Flour, Feed, Hay, Straw, Salt." The firms's name also appears on the front facade.

On the second floor of the north and south facades are the remains of conveyors which led to building 5A and 7 respectively and which were added c. 1938.

7. (pre-1927):

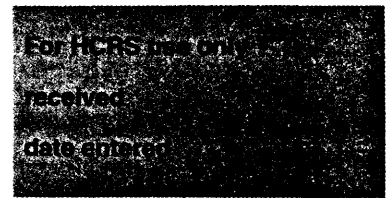
Brick, four-course American bond, 1 1/2 stories with monitor roof, 12 bays long (N-S) and 4 wide. The stories are very tall, with the result that the lower level windows are composed of three stacked 6/6's. Above each of these is a 6/6. Each bay, in a recessed panel between two piers, contains a triple window grouping (or a total, on both levels, of 12-6/6's per bay). The foundation is concrete and is in the same plane with the base, piers, cornice, and a brick stringcourse (or transom bar) separating the lower story from the upper. The side walls are topped by a parapet with terra cotta coping. Window sills are stone and most lintels are concrete. The upper lintels on the two southernmost bays of the west facade are steel.

The south (Lalor Street) facade is four bays, two of which are under the monitor. Somewhat surprisingly, there is no center pier on this facade. Window configuration is the same as that on the west, and the parapet rises in two stages (to accommodate the monitor) to a central peak. A pedestrian entry has been inserted in one element of the second bay from the east.

The east facade opens onto the "court" formed by Buildings 7, 8, and 9; fenestration and detailing are as on the west facade, except that in the third, fifth, seventh and ninth bays from the north, the tall lower windows have been divided into two rows of 6/6's using steel lintels and brick infill.

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DESCRIPTION

The north facade shows the ghost of the conveyor on the second floor which led to Building 6. Only the outer bays of this facade have windows, and there is a central pedestrian door.

8 (1915):

A small brick structure which links Buildings 7 and 9, this building is one story high and six bays long (E-W). Windows are tripled 6/6's whose lintels are a soldier course (indicating a steel channel lintel). Sills are stone. The roof is flat (or nearly so) behind a parapet with terra cotta coping. Walls are laid up in 4-course American bond. The central unit of the second bay from the left contains the only street entry.

9 (1915):

Marking the southeastern corner of the complex, Building 9 is five stories, brick (four course American bond), four bays on the south (Lalor Street) facade and 15 bays on the east.

On the south, all bays except the westernmost contain tripled 9/9's; the exception has a single 9/9 on each floor. This bay is a stairtower which projects from the main mass of the building; the latter is actually only three bays wide for most of its length.

Windows all have stone sills and soldier course lintels (as in Building 8). Those on the third through fifth floor are set in panels recessed between piers, as in Buildings 3, 5, and 7. The first two floors have no such panels, as in Building 8. This same configuration exists on the east facade and might lead to speculation that the building was raised at some point from two to the present five stories, but the earliest known insurance map on which the building appears (1927, twelve years after it was constructed) shows it at the present size.

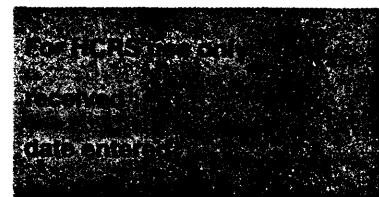
The top of the building has a corbelled cornice and parapet with terra cotta coping, all of which are identical to those on all three sections of Building 5.

The 15-bay east facade is identical in detailing to the three principal bays of the south facade.

On the north facade, the lower three stories have been faced with stucco following the removal of Building 10 (which adjoined). The west facade is similar to the south and east with the exception of the projecting stairtower previously mentioned, and another near the north end of the building. Each is three bays wide; that to the north had windows in the second through fifth stories of the southernmost bay, long since infilled with brick; the northernmost shows no evidence of ever having had openings; and the center bay has paired windows in each upper floor above ground floor entry. The western wall of the southern stair tower is blank, indicating that the building does not predate Building 8. Documentation supports this.

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DESCRIPTION

PAST APPEARANCE OF THE SITE

Because of the nature of uses to which the site has been put, it has a history of buildings being constructed and removed, either purposefully or by catastrophe. As a pottery, the plant was probably near its peak when a 1927 insurance map was made. This document shows all the buildings described above, as well as others since removed at various points in the intervening 55 years.

Building 1, recently removed, was a 2-story brick building which extended east from behind Building 2. The latter was located at the sidewalk on Stokely Avenue north of 3C; it too was a 2-story brick structure. The remains of the lower story of its western wall are still in existence.

East and south of Building 1, and attached to it, was a group of one-, two-, and three-story buildings which existed before and during the Stokely-Van Camp tenure. This group also included two round brick kilns, and extended from the eastern property line to the east facade of Building 3, to which some of the structures were attached. None of these structures appear in an aerial photo taken c. 1977, before planning was underway for the current rehabilitation.

Two 4-story brick buildings collectively designated Building 4 stood south of (and attached to) that group of structures. The more southerly of these was built in 1914, and the other shows on a 1905 map. The aerial photo just mentioned shows the former to have been very similar to Buildings 5A, B, and C. Both were removed prior to the current rehabilitation.

Building 10 (1915), the boiler house and machine shop, was a two-to-three-story building with monitor roof, similar to Building 7. It was attached to the north facade of Building 9. Building 11, probably of similar date based on its style, stood between 10 and 5C; it too was similar to 7. Both were removed prior to the current rehabilitation.

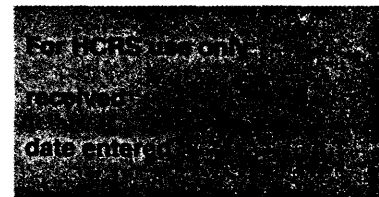
The site also included, during the Stokely years, conveyors at the second floor level connecting 5A to 6, 6 to 7, and 7 to 9. These have been removed.

Interiors of the buildings, prior to rehabilitation, were what may be described as typical early 20th century industrial construction. Following the near-total clearance of the site by fire in 1896, most reconstruction seems to have been fireproof or semi-fireproof.

Building 1 had concrete floors, iron posts and wood roof. Building 2, used first as a kiln and then in can manufacture, had exposed steel in the roof (probably indicating trusses) and a concrete floor. Building 3A, B, and C also have a concrete floor, although the roof trusses are wood. The 18 kilns which existed in Building 3 in 1927 were removed, along with their stacks, during the Stokely period, most likely in 1938.

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DESCRIPTION

The two parts of Building 4 had, respectively, concrete floors and wood roof supported by steel posts and trusses; and (in the southern section) concrete floors, frame and roof. The brick facades were curtain walls.

Buildings 5A and B have steel posts and beams, while 5C has reinforced concrete floors, frame and roof, with brick curtain walls.

Building 6, not part of the apartment conversion, was an office prior to becoming general storage when used by Stokely. It has wooden posts and beams.

Building 7 is semi-fireproof, with steel frame (exposed in the roof) and concrete floors and roof. Originally it held five kilns, and, later, 12 cookers. The latter were on a raised steel platform.

Building 8 and 9 have reinforced concrete frames, floors, and roofs. Building 10 had a steel frame with concrete floor and roof. Steel was exposed in the roof, indicating trusswork. Building 11 had concrete floors, steel trusses and a wood roof.

The rehabilitation underway will produce 348 one- and two-bedroom apartments. This involves installation of partitions, insulation, windows (similar in light division to original), electrical, plumbing, HVAC, etc. as well as sitework.

Other recent changes include lengthening windows in building 7, an exterior stucco wall at the rear of building 9, and substantial modification of fenestration and the introduction of a continuous dormer on buildings 2 & 3.

Because of the involvement of HUD and utilization of the Tax Reform Act of 1976 in the conversion, the site and the project have already passed through several levels of review. The site was determined eligible under Criteria A and C, with SHPO concurrence, on April 10, 1980. A Memorandum of Agreement was later signed stipulating several conditions of the project, including preparation of measured drawings of Buildings, 1, 2, 4, 10 and 11 prior to their removal. The drawings were transmitted to HABS in December of 1980, in accordance with the memorandum.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1845, 1896, c. 1916, **Builder/Architect** N/A

Statement of Significance (in one paragraph)

SIGNIFICANCE

The South Village complex, the latest incarnation of a site in nearly continuous industrial use from c. 1845 to 1972, is significant on several levels. First, as a visually dominant landmark in the neighborhood it is important in defining the character of the area; second, it is a symbol of Trenton's long industrial past and was in fact a part of one of the city's largest manufacturing companies earlier in this century; and as a corollary to this industrial tradition, its history of use, as is not uncommon in large groups of structures of this type, shows several changes in function. The conversion to housing presently underway is only the most recent of these changes and is harmonious with the historical pattern of changing uses. In connection with the present conversion, the complex was determined to be eligible for the National Register on April 10, 1980 and the rehabilitation work found to be in conformance with the Secretary's Standards (with conditions) on May 29, 1981.

Early development of the site was undoubtedly spurred by the adjacent Delaware and Raritan Canal, the history of which is well documented and will not be dealt with here, except to note the positive effects on industrial development in the towns through which it passed. Construction of the Canal was completed in 1834.

In 1845 Edward Davis founded the Trenton Fire Clay and Porcelain Company, which manufactured firebricks. On January 1, 1867, the company was purchased by O.O. Bowman, and it was under his direction that the company (and thus the plant) grew dramatically. Bowman published a catalog of his wares at least as early as 1869.

A map published in 1860³ identifies a "Fire Brick & Terra Cotta Works", consisting of two buildings, near the north end of the site; a canal basin separates them from a one-building "Drain Pipe Manuf^y". Neither is named.

An illustration in an 1875 atlas⁴ labelled "The Trenton Fire Brick and Terra Cotta Works" shows a U-shaped complex of two-story buildings and one-story sheds; the open side of the complex is toward the Canal (east) and there is a small basin within the quadrangle formed by the buildings. There is another basin to the south. At least one of the buildings on the 1860 map is believed to be visible, and it bears the legend, "O.O. Bowman & Co. Fire Brick & Terra Cotta Works" on a band beneath the second floor windows. A map in the same volume shows a similar (but slightly different) configuration of buildings; these and the two basins are the only improvements on the site. The map distinguishes between "Terra Cotta Works" and "Fire Brick Works" although the more southerly of the two basins is "O.O. Bowman's".

In 1881 the only feature of the site identified on a map published that year⁵ was a complex, nearly square in plan, marked "Trenton Terra Cotta Works". The two basins are not shown, although basins do appear elsewhere along the canal.

9. Major Bibliographical References

See Continuation Sheets

10. Geographical Data

Acreage of nominated property ±7.75

Quadrangle name Trenton West, NJ-PA

Quadrangle scale 1:24,000

UMT References

A

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

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title	Charles H. Ashton		
organization	Heritage Studies, Inc.	date	March 1982
street & number	R.D. 4, Box 864, Mapleton Road	telephone	(609) 453-1754
city or town	Princeton	state	New Jersey 08540

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

Deputy

State Historic Preservation Officer signature *Debra C. Seneca* 1/5/83

title	date
For HCRS use only	
I hereby certify that this property is included in the National Register	
<i>[Signature]</i>	date 3/11/83
Keeper of the National Register	
Attest:	date
Chief of Registration	

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1

SIGNIFICANCE

The Trenton Terra Cotta Works was founded in 1877⁶, and O.O. Bowman was Treasurer of the company and superintendent, according to the city directory of 1886. Oliver O. Bowman (1838-1926), a native of Wilkes Barre, PA and a Civil War veteran, first operated the plant purchased from Davis as O.O. Bowman & Company". This was succeeded in 1877 by the Trenton Terra Cotta Company. In 1894 Trenton Terra Cotta was purchased by the Trenton Fire Clay and Porcelain Company, of which Bowman was the head. Later in ⁷life he was an organizer, director and president of the Broad Street National Bank.

Eighteen ninety-six was one of the watershed years in the development of the site. On the afternoon and evening of August 6, a disastrous fire raced through the complex, destroying three of the approximately five structures then extant. Contemporary accounts described the devastated buildings as a kiln shed, engine and boiler room and drying room, 200 feet long; warehouse and drying room, 200 by 40 feet, three stories; and workshops (including machinery), "of the same size". Under construction at the time of the fire, and apparently not damaged, was a one-story kiln shed "some little distance from the burned buildings", 125 by 20 feet.

One fireman was killed when a wall collapsed, and his death was the first in the history of the Trenton Fire Department while fighting a fire. Among the many injured was William J. Morris, a contractor who was constructing the new kiln shed.

Reconstruction of the burned buildings was announced as to begin at once, and it was seen as "probable⁸ that there will be but little alteration in their former architectural design."

Another major juncture in the Fire Clay and Porcelain Company's fortunes occurred at about the same time. The J.L. Mott Iron Works, a major manufacturer and distributor of plumbing and heating equipment, entered into an association with the Trenton firm. Mott had been manufacturing enameled iron goods for many years in Mott Haven, NY, and the linkage of the two firms (sometimes also referred to as the acquisition by Mott) undoubtedly occurred to fill a need in the sanitary fixtures market at that time.

Mott's bathtub production capability was limited to enameled iron free-standing units. Because of the difficulty in cleaning behind and under these tubs, a demand arose for built-in tubs, and it was believed that enameled iron was unsuitable in this application. Thus, built-in tubs were made of pottery, and Mott imported them from England. The Trenton Fire Clay and Porcelain Company, however, produced the first built-in pottery bathtubs in America, and it is surmised that the Mott company joined⁹ with Trenton Fire Clay in order to avoid the necessity of importing these units.

Mott also achieved a measure of fame by manufacturing a pottery bathtub for President Taft; he being a rather large man, there is a photo in existence¹⁰ of the tub before it left the factory with four grinning workmen comfortably seated in it.

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As mentioned briefly, the nature of the relationship between the two firms, and the dates of various events in their association, are only approximate. One source uses the phrase "about 1902" as the date that Mott "associated themselves" with Trenton Fire Clay and Porcelain.¹¹ However, a news item of 1897 on the fire clay works mentions that Mott was handling the firm's entire output; officers were O.O. Bowman, President, and Jordan L. Mott, Vice President, indicating something more than a simple producer-customer relationship.¹² Mott's 1897 catalog announced that they were making pottery fixtures at their plant in Trenton.¹³ *

The new venture must have been successful for in 1915 or 1916 Mott moved its entire works from Mott Haven to Trenton.¹⁴ Trenton directories show Mott in the city (at Hancock near Lalor, slightly east of the nominated parcel) starting in 1905.

Bowman was largely responsible for Mott's move, and a 1905 news article mentions that Mott "has for some time been in the process of construction here." Furthermore, Bowman "has had charge of the company's extensive plans here and has successfully superintended the entire undertaking."¹⁵ Bowman was then 67 years old.

An establishment the size of the Mott works undoubtedly took several years to move, and the ten-year span between dates cited for the move is not beyond reason. As will be seen, a good deal of construction on the nominated site took place in the years 1914-1916.

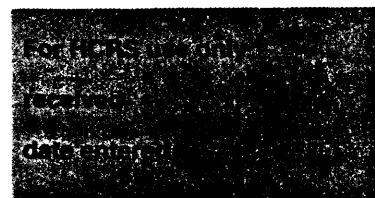
In 1900 two photographs of the site were published, identifying W.J. Morris as the builder (possibly also the designer) and showing 3A, B, and C and a part of 4.¹⁶ Nothing is shown on the site of 5A, B and C. Building 1 may also appear. W.J. Morris, it was recalled, had been working on the building under construction at the time of the '96 fire.

A map made in 1905¹⁷ more clearly shows that numerous buildings had indeed been constructed since the 1881 map (and the fire). Development was spreading generally from north to south; whereas earlier construction had been near the canal basin, now there were four additional structures shown, probably including what are now known as Buildings 5A, 5B, 3A, 3B, and 3C (seen modern site plan). This places construction of 5A and B in this five-year period. One basin is shown but it is not on the site of either one shown in 1875. Parts of Building 4 also appear, as does Building 1; all are of brick, although wooden structures are shown north of (and parallel to) 5B, and generally on the future site of 5C. The southernmost building is Building 6, labelled "Daymond & Wenzel, Coal, Wood, Flour & Feed."

*It is conceivable that Bowman and Mott entered into a formal agreement as part of the rebuilding; published stories on the day of the fire noted that damage was estimated at \$80,000 and the insurance amounted to only \$62,000 ("A Fireman Killed", op. cit.).

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This company shows in a 1901 directory and by 1912 it was listed at a different address, probably having sold the land to Bowman or Mott. South of Daymond & Wenzel the rest of the block was vacant but owned by the Trenton Fire Clay and Porcelain Company.

By 1908 the northern half of the site was nearly fully developed. North of 4 (and east of 3) was a series of brick structures including a circular freestanding kiln. Daymond & Wenzel, the coal dealers in 6, had coal bins, a wooden sand house (on the future site of 11) and a "tram track" extending across their lot nearly to the canal towpath. This was doubtless used to move coal around the site and for loading vehicles. The area between 6 and Lalor Street was still vacant, but was identified on an insurance map¹⁸ as, interestingly, "Amateur Base and Foot Ball Grounds", complete with grandstand and bleachers.

The coming of the Mott company en masse resulted in numerous new buildings and was another of the major construction points in the history of the site. The southern part of 4 was constructed in 1914; 8, 9, and 10 in 1915; 5C in 1916; and 2 was extended to the east in 1918. It should be noted that all map and photo references to 8 which indicates height show it as a one-story building. Based on similarities in style to 10, Building 7 was probably also built around this time.

By 1927 the Mott works was on both sides of the Canal extending north from Lalor Street. Building 11 had been constructed, as had a wooden building extending east-west immediately south of 6. The latter was now listed simply as "Office". The wooden building north of 5B was still extant, now tucked in between 5A and 5C. Building 4 had reached its full development and a second large freestanding kiln¹⁹ joined the first north of 4. The site was captioned on an insurance map as "Trenton Fire Clay and Porcelain Company ... J.L. Mott Co. Owner," perhaps illuminating the relationship between the two concerns. Bowman had died the previous year.

The Mott complex as a whole had grown to the point where, with the Roebling wire rope works, it was often mentioned as one of Trenton's premier companies.²⁰ The Trenton Fire Clay and Porcelain Company retained a separate entry in industrial directories as late as 1927; in 1931 only Mott was listed and in 1934, neither.

An aerial photo²¹ taken no later than mid-1927 shows nearly the same configuration as a 1930 map. All numbered buildings are visible, as well as the group of structures and the two kilns north of 4 and the wooden shed south of 6. The coal tram still existed. Four kiln stacks are visible on 7, and nine more on 3. The 1930 map labels the complex as "J.L. Mott Co. Inc.:" no mention is made of Trenton Fire Clay and Porcelain.

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The decline in demand for plumbing fixtures resulting from the slack in new construction caused by the Depression was probably responsible in large measure for Mott's receivership around May of 1931. A July news account states that the firm had defaulted on a bond whose principal and interest amounted to \$1,686,070; at that point the firm's assets were about three quarters of a million dollars and liabilities were on the order of half a million.*

In June of 1932 the bondholders (who included Mrs. Andrew Carnegie) bought the company at a court-ordered sale for \$25,000 and announced their intention to form a holding company for the purpose of selling or leasing the plant.** Apparently the final shutdown came at about this time, as a 1934 news item announcing the resulting same mentioned that it had been closed two years.

The latter article, in recounting Mott's past, states that it had been the third largest industry in Trenton, with a peak employment of 1250. The sale, at an undisclosed price, included a million square feet of plant space, 18 acres of land, and all stock, patents, dies, molds, fixtures, and goodwill. The buyer was Harry A. Robinson of Philadelphia who hinted that he was negotiating to sell the works to unnamed "foreign interests." He insisted that these "interests" would not be using the plant to produce munitions.***

In June of 1938 the Stokely Brothers Company acquired part of the Mott tract for conversion to a commercial cannery, and this event -- the rebirth of the vacant site -- was of such magnitude that it was reported in the local Chamber of Commerce magazine, Trenton. Additional space in the complex was leased. Plans called for a year-round work force of 600 employees, ballooning to 2000 in the hectic summer season. Two months later the American Can Company announced that it was moving into an adjacent section (to manufacture the cans needed by Stokely), a move that was advantageous for both concerns but more so for Stokely, since it leased the space to American Can. Renovations, under the direction of architects of the P.L. Fowler Company, were to be complete by the end of 1938.²²

Stokely's arrival was part of a nationwide economy of scale towards which commercial canning had been moving in previous years, and graphically illustrates the importance of agriculture in the Garden State. Canning -- the basic processes of which have been known since 1795 -- is a relatively low-technology industry, such that it was (and remains) part of typical farm life in many parts of the country. Because its principle, on a small scale, are easily mastered, cottage-scale canneries sprang up early in or near many agricultural areas. This trend was reinforced by the inherent difficulties of transporting fresh foods long distances.

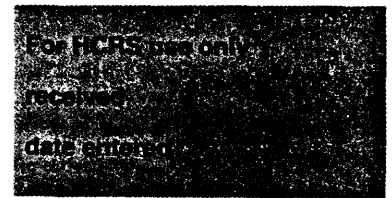
*New York Times, July 16, 1931, p. 10

**Ibid., June 2, 1932, p. 35.

***Ibid., April 14, 1934, p. 38.

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New Jersey's agricultural tradition fed smoothly into the spread of this first phase of home and quasi-commercial canning, characterized by small regional producers who often spent winters making cans and summers filling them. Three such canneries were²³ located in Trenton by the beginning of the last quarter of the 19th century.

Canning naturally requires a harvest of some sort, and the tomato has been to New Jersey canning what oysters have been to the Chesapeake region or salmon to Alaska. Tomatoes were New Jersey's first commercially canned product, and in fact it was a Jamesburg man -- Harrison Woodhuld Crosby -- who, in 1847, was the first to can tomatoes successfully.²⁴

Thus, with the product readily available, Crosby's achievement of the process was all that was needed for tomato canning to develop rapidly. One source states, "Canning has matured into large proportions, and much of its growth has been fed on the rich red New Jersey tomato .. The tomato²⁵ must be credited with making New Jersey canning of vital national importance." Perhaps the most famous cannery in the state is Campbell's in Camden, who by 1869 was advertising canned "beef-steak" tomatoes -- so large that only one was packed per can.²⁶ In 1954, a list of principal canners of tomatoes and tomato products in the state included (besides Campbell's) Ritter's, Hunt's Heinz's, Hurff's, and Stokely's.²⁷

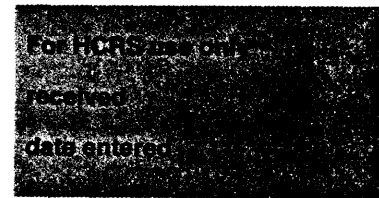
It is clear from the reader's recognition of these names that by that point canning was well into its large-scale phase, marked by the acquisition of small regional speciality firms by larger, often national corporations. Part of this had to do with the development of high-speed processing and can-making machinery, the economies of which were beyond the means and needs of local producers. Stokely-Van Camp grew by this very method. Gilbert Van Camp, whose father Charles had emigrated west from Trenton in 1804, opened a small plant canning beans in Indianapolis in 1861. In 1898 Anna R. Stokely and her four sons began canning, in an open shed with an old steam engine, near Newport, Tennessee to supplement the income of their farm. The Stokelys²⁸ prospered, in part by purchasing other firms, and in 1933 Van Camp was acquired. In 1922 Stokely had four plants²⁹ in two states; by 1947 there were 69 plants in 16 states, Hawaii and Canada.

Naturally, the product line diversified considerably and provided an economic cushion against failures of a particular crop or adverse growing weather in one part of the country.

Regardless of advances in the speed and efficiency of canning, it remained essential for the plant to be close to the crop, a factor unchanged since the days of the home or regional producer. This need undoubtedly influenced Stokely's decision to locate in Trenton, and it should be noted that the location of the other canneries on the 1954 list (Bridgeton, Salem, Swedesboro, and Camden) encircle the rich farmland of South Jersey.

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It should not be assumed, however, that indigenous Jersey tomatoes filled the cans coming out of Trenton. In order to stagger harvesting (and thus production) schedules, Stokely would plant certified tomato seed from Indiana in Georgia, then transplant the seedlings to contract farms in New Jersey. By this method, six weeks' growing time could be gained.³⁰ Ultimately, plant location was based on proximity to good growing areas and population centers (for efficient marketing of the finished products). Trenton, less than two hours from the crop and overnight from a market of 20,000,000 people,³¹ was ideal, and the plant eventually became one of nine Stokely regional warehouses.³² Trenton is also at the northernmost edge of the sandy vegetable growing region of southern New Jersey, and Stokely was thus the most northerly of the state's major vegetable canners. The plant had the added advantage of direct access to the mainline of the Pennsylvania Railroad.

Stokely-Van Camp undertook "extensive renovations"³³ upon their arrival at the old Mott site, but the exact nature is unknown.* At some point in or after 1938 the wooden building south of 6 was removed and a one-story storage building extended north from 7. Its ghost, visible on the north facade of 7, indicates that it was a shed-roof structure facing east. Conveyors at the second floor level ran from 7 to 6 to 5A, and from 7 to 9. Davies Street, the name by which the adjacent street had been known since at least 1875, became Stokely Avenue. The 13 stacks for the kilns in 2, 3, and 7 were removed,³⁴ and small structures north of 2 were replaced by the water tower and pumphouse.

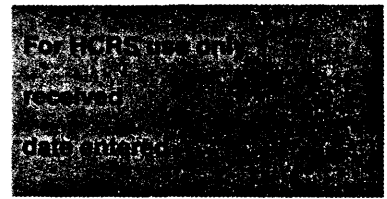
The Stokely-Van Camp plant was the subject of several local newspaper articles during its 34-year residency in Trenton. In 1948 the plant marked its tenth anniversary (and Stokely's 50th) and an article listed the output of the factory as canned tomatoes, catsup, tomato juice, lima beans, peas, pork and beans, Tenderoni, and kidney beans. Annual production³⁵ was 2,000,000 cases. Employment was reported as high as 350 during peak periods.

Normal operation was to process foods for which speed was less crucial -- such as pork and beans -- when tomatoes were not being harvested. When tomato season arrived, however, extra shifts were put on and whole tomatoes, tomato juice and catsup were produced around the clock. "Mothers and grandmothers" would go to work at the factory for the August rush, which usually peaked around the 20th. The speed with which tomatoes were sorted, washed, loaded into cans, and cooked is demonstrated by the fact that a tomato could enter the plant,³⁶ go through all these steps and be ready for shipment in an hour and a half.

In 1967 the plant stopped producing tomato goods. Hawaiian Punch, packed beginning in 1960 for the R.J. Reynolds Company, came to the fore. In 1972, at the plant's final shutdown, Hawaiian Punch totalled 1.75 million cases per year while traditional canned items such as pork and beans stood at half a million cases. One hundred thirty employees were let go while 25 to 30 remained to complete production runs. The "economics of business and the consolidation of operations"³⁷ were cited as causes for the closing, which is probably a euphemism for the rise of frozen and fast foods. A news article at the time referred to the building as "a Trenton landmark for more than 30 years."³⁸

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The last insurance map of the site³⁹ gives detailed information and identifies most buildings by function during the Stokely tenancy. Building 1, leased by American Can, was used for storage and shipping of cans on the first floor; the second was vacant. Building 3 was the can factory. Building 4 had a textile manufacturer on part of the fourth floor; the rest was either vacant or used for warehousing. Building 5A had offices on the first floor; a conveyor connected to 6 and 7 entered the second floor; and upper floors were warehouses, as were all of 5B and C. Buildings 6 was now relegated to "Genl. Storage". Building 7, with a storage shed attached to its north wall, was the canning factory and contained 12 cookers. Building 8 was case and package manufacturing and storage. Building 9 held canned goods, 10 was the boiler house and machine shop, and 11 was storage.

The plant remained underused and/or vacant from 1972 until 1981, when the last in a series of redevelopment plans got underway. With the involvement of HUD and utilizing the Tax Reform Act of 1976, the complex was converted to 348 one- and two-bedroom apartments for the elderly and disabled. The more southerly interior "court" formed by the building will contain appropriate recreational facilities. The complex was determined eligible on April 10, 1980 under Criteria A and C, and received a preliminary determination as a Certified Historic Structure on May 7, 1981. The conversion was found to be in conformance with the Secretary's Standards (with conditions) on May 29, 1981.

Before the conversion entered the 106 process the group of buildings north of 4 had already been removed by Stokely (not as part of the redevelopment projects). Stokely also removed buildings 1, 2, 4, 10, and 11 prior to selling the parcel, but not before they were recorded to HABS Standards (in accordance with the Memorandum of Agreement). Because of fires in abandoned factories nearby and the problem of potential liability, Stokely had decided to clear the site if no buyer could be found. The rehabilitation rescued the complex from that fate.

The residential conversion, then, is the third in a series of major functional metamorphoses the complex has undergone. Each has taken advantage of the inherent characteristics of industrial buildings: large open floor areas, substantially built and capable of supporting large loads, and well-lit by large windows. In addition, each conversion has resulted in the removal of some structures and the changing of others to suit the new use. While the esthetics and industrial heritage of the site were probably of no concern at the time of the Stokely arrival, these factors have been recognized and are now playing a role.

Thus, the plant will return to its traditional place as a community landmark, both socially and visually. Trenton's pottery industry was an economic mainstay of the city for many years; J.L. Mott was at one point the city's second largest business, resulting in high associational values with the site among city residents. Even before the Mott takeover, the local renown of the plant may be discerned from the newspaper headlines of the 1896 fire, which referred to the complex as simply "The Porcelain Works".

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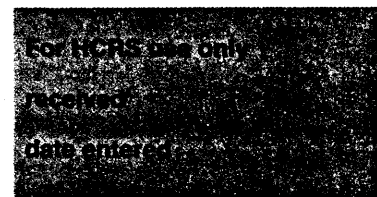
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This role would have been reinforced when Stokely was located here, employing large numbers of seasonal people. Stokely's processing was, also highly noticeable in olfactory terms, to say the least; one newspaper account⁴⁰ stated that "residents and travelers through the area have little difficulty detecting the pleasant and nostalgic aroma of tomato products now being processed at the plant." In pre-air conditioning days, neighbors for several blocks probably could tell what was being packed.

In streetscape value, the factory buildings present unified brick facades on Lalor Street and on two sections of Stokely Avenue, which the conversion will leave intact (Building 2 was removed prior to the project). What may be considered the principal structures (5A-C and 9), at five stories, tower over the neighboring two-story houses, and contrast sharply with a prefab metal warehouse on an adjoining parcel to the north, the now-filled canal bed on the east, a large cemetery across Lalor Street to the south, and a two-story former pottery, open land, and rowhouses across Stokely Avenue to the west.

For the third time in its history the site is a frequent subject of newspaper accounts, this time because of the new vitality being infused into the neighborhood. Many elderly residents are now able to remain in familiar surroundings even though it may not be feasible for them to maintain a house, and the general upturn in the level of activity in the area is frequently noted.⁴¹

South Village thus continues in the tradition of re-use of a landmark complex, once again to become a viable thread in the fabric of neighborhood life.

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- ¹Archibald M. Maddock II, The Polished Earth (Trenton: Estate of Archibald M. Maddock II, 1962), pp. 197-198.
- ²As O.O. Bowman & Co., at Metropolitan Museum of Art, New York.
- ³D.J. Lake and S.N. Beers, Map of the Vicinity of Philadelphia ... (Philadelphia: C.K. Stone, A. Pomeroy).
- ⁴New Historical Atlas of Mercer County New Jersey Illustrated (Philadelphia: Everts & Stewart), pp. 40 (illustration), 26 (map).
- ⁵E. Robinson and R.H. Pidgeon, Atlas of the City of Trenton & Suburbs New Jersey (New York: E. Robinson)
- ⁶New Jersey incorporation records, reported by David Davies in "Information Related to the Stokely-Van Camp Industrial Site, Lalor and Stokely Streets, Trenton, New Jersey," in Preliminary Case Report: South Village I and II (unpub.: 1980).
- ⁷"O.O. Bowman: In the Public Eye," Sunday Times Advertiser, 1905 (clipping in Trentoniana Collection, Trenton Free Public Library).
- ⁸"A Fireman Killed. Three Others Badly Wounded Fighting a Fire. The Porcelain Works Burned." Daily State Gazette (Trenton: August 7, 1896); "To Rebuild At Once. Work Will Be Resumed as Quickly As Possible." Daily State Gazette (Trenton: August 8, 1896).
- ⁹Maddock, pp. 197-199.
- ¹⁰Ibid., p. 347.
- ¹¹Ibid., p. 197.
- ¹²"Trenton Fire-Clay Works and Porcelain Company, Third and Davies Streets," Gazette, July 31, 1897.
- ¹³Maddock, p. 297.
- ¹⁴Ibid., p. 199.
- ¹⁵"O.O. Bowman: In the Public Eye," op. cit.
- ¹⁶George A. Wolf, Industrial Trenton and Vicinity (Wilmington: George A. Wolf, by authority of the Board of Trade of the City of Trenton, 1900), pp. 69, 34.
- ¹⁷J.M. Lathrop, Atlas of the City of Trenton ... New Jersey (Philadelphia: A.H. Mueller & Co.), plate 11.
- ¹⁸New York: Sanborn Map Company.

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³⁹Sanborn's, 1955, op. city.

⁴⁰"Tomatoes Now Rolling Along ...," op. cit.

⁴¹"City Cannery-Turned-Apartments-For-Elderly Slated for Opening," Sunday Times (Trenton: December 27, 1981); "Hammering in South Trenton is Replacing Silent Factories," Sunday Times (Trenton: December 27, 1981).

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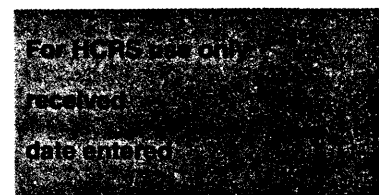
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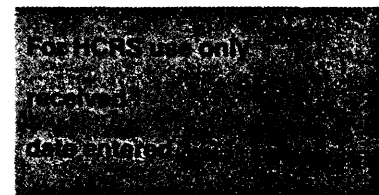
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Verbal Boundary Description and Justification

The nominated property is generally rectangular, measuring approximately 1300x260. It is bounded on the south by Lalor Street, on the west by Stokely Avenue, on the north by property of Ritchie and Page, and on the east by the former route of the Delaware and Raritan Canal (which has been filled to grade). These dimensions yield an acreage of approximately 7.75.

The boundaries of the nominated parcel were selected to encompass the site formerly occupied by the Trenton Fire-Clay and Porcelain Company (later part of the Mott works) and Stokely-Van Camp. The historical pattern of the site's use is as a single unified complex, utilized by a single industry at any given time; with the exception of the short tenancy of Daymond & Wenzel in Building 6 this has been the usual practice in the nominated parcel.

When historical use is considered in conjunction with architectural attributes, the boundaries become nearly self-defining, as the complex is distinct from its surroundings visually and physically. Neighboring streets in the area contain mostly residences, generally not over two stories and either single family, duplexes, or rowhouses. There is also a smattering of other structures, such as a one-story former pottery across Stokely Avenue (now a car wash), next to which on the west is a former trolley barn (now a roller rink). Neither was linked historically to the Stokely complex. Thus, Stokely Avenue is the western boundary of the nominated parcel.

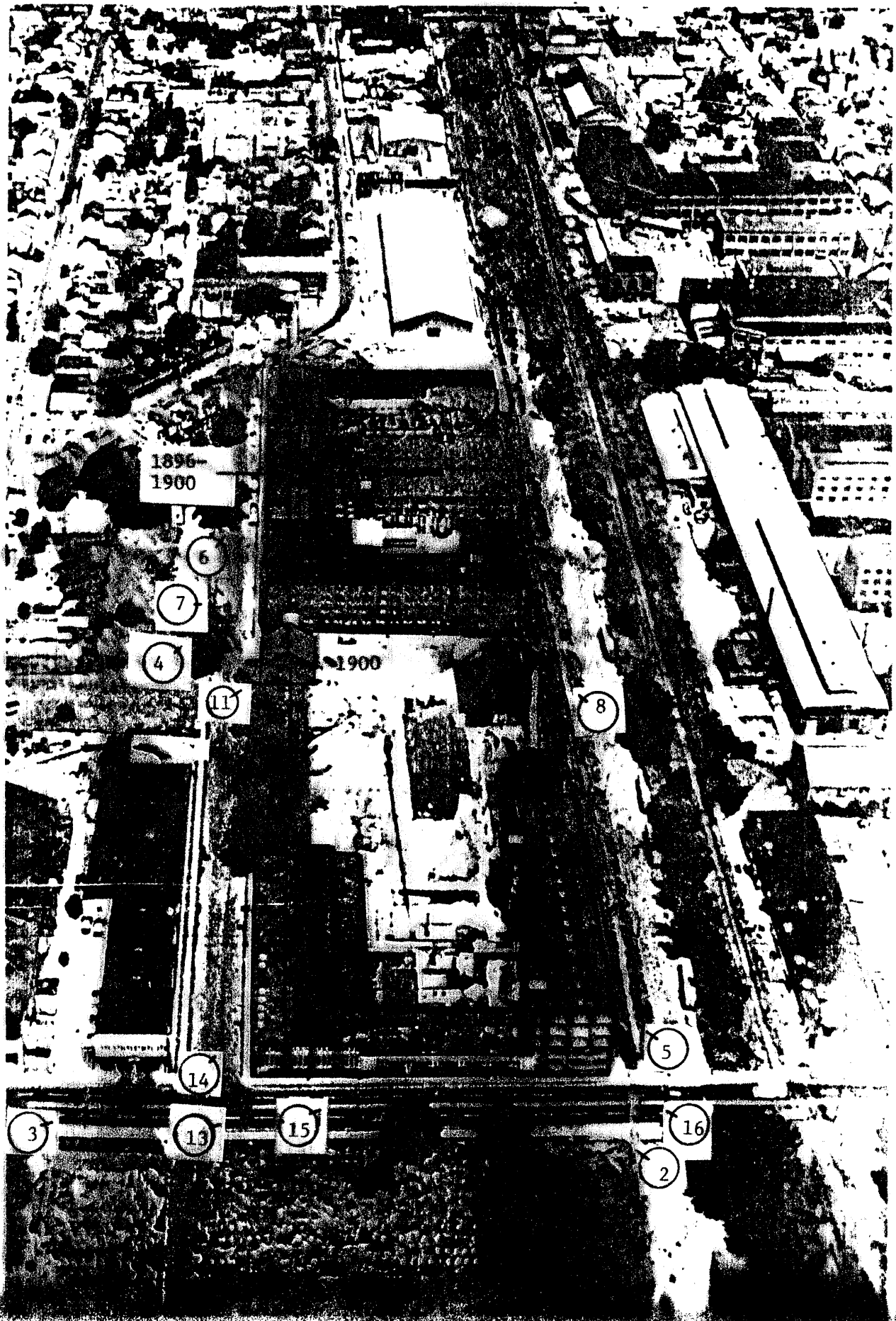
To the north formerly stood buildings of two other potteries (Maddock and Scammell). These were replaced in the 1970's by a prefabricated metal warehouse following their demolition and/or destruction by fire.

East of the complex, the former bed of the Delaware and Raritan Canal (now a vacant strip of land at grade level) creates a strong visual boundary. On the opposite (east) side of the canal is a group of brick industrial buildings, erected by Mott c. 1905 and forming the greater part of its Trenton facility; conceivably they would be considered in a nomination dealing solely with the Mott company (such as a thematic), but since the company was in Trenton for only 25 years, and the nominated parcel's history of use covers several firms (of which Mott was just one) over a span of roughly 130 years, no plausible justification could be made for extending the nomination to include the remainder of the Mott buildings.

Lalor Street on the south forms another natural boundary; across it to the south is a large cemetery.

Stokely Van Camp Factory; J.L. Mott Co; Trenton Fire Clay & Porcelain Co.
Trenton, Mercer County, NJ

Aerial photograph taken in 1977. Buildings shown in heavy outline are still extant
(1982)

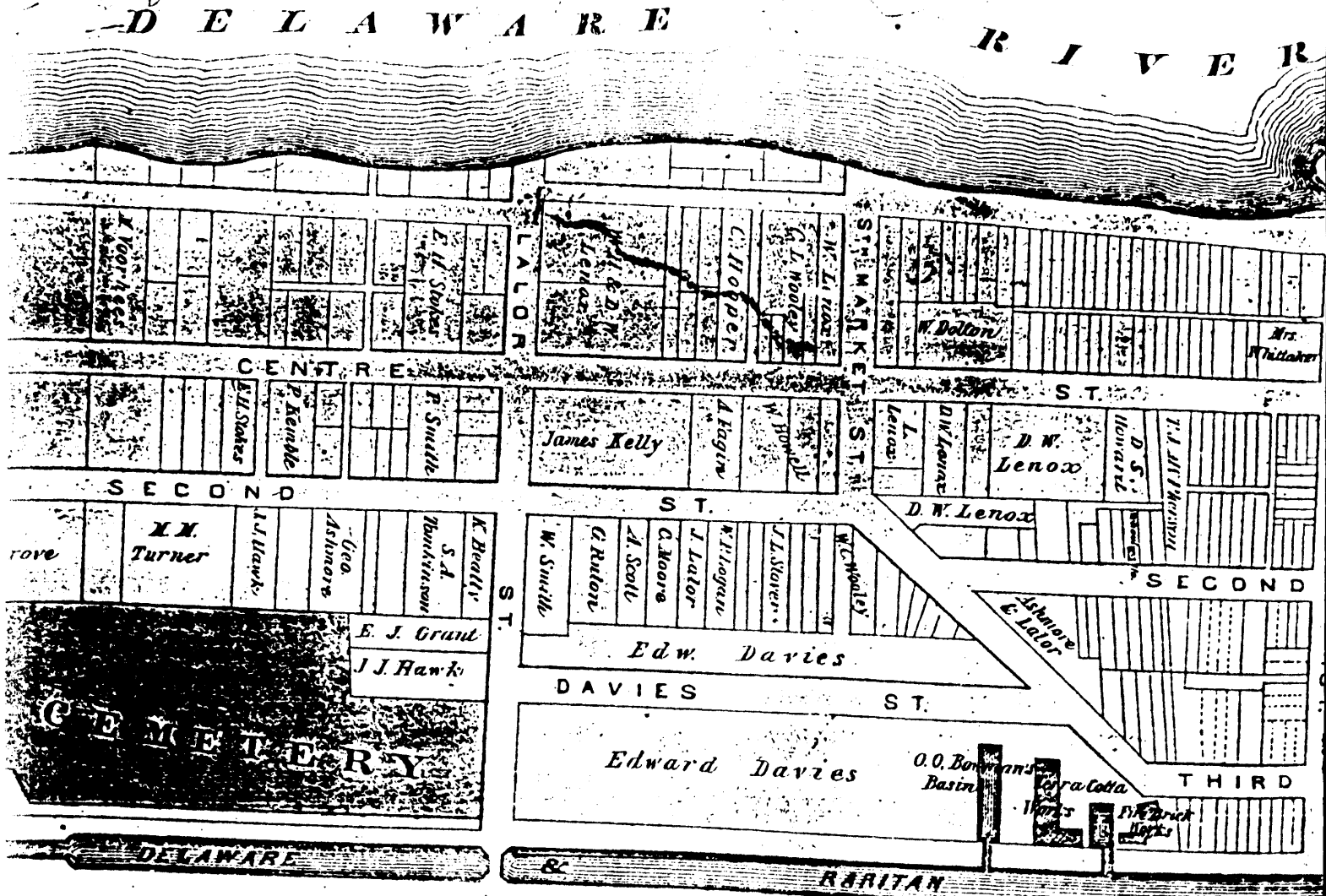




New Historical Atlas of Mercer County
 New Jersey Illustrated, 1875 (see Bibliography). North is to the right, nominated property is at bottom right. Although Edward Davies had sold the plant to Bowman in 1867, he still owned much of the neighboring property.

SIXTH WARD

Stokely-Van Camp Industrial Complex (South Village)
 Trenton, City, Mercer County
 New Jersey

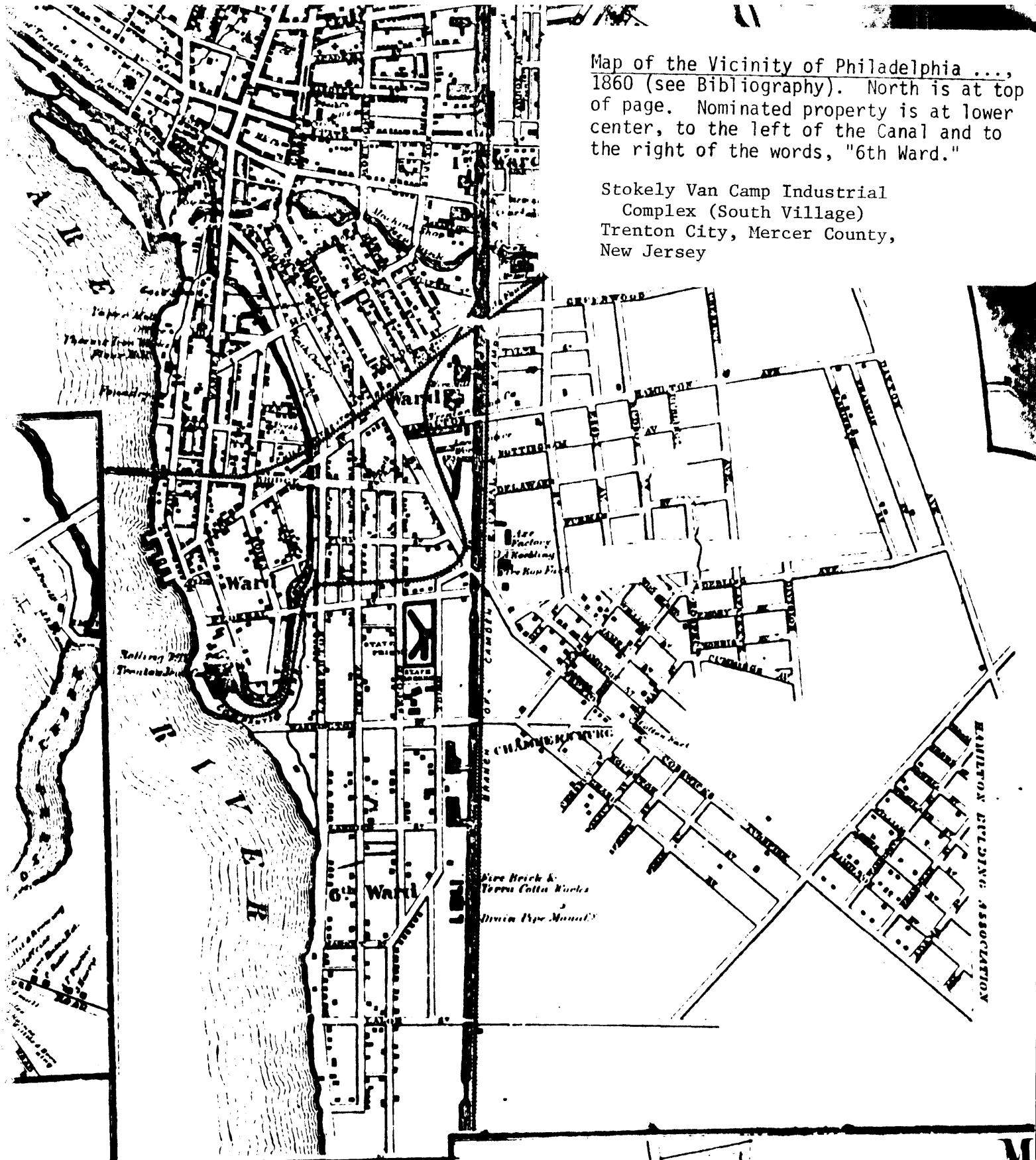


Drawn & Compiled by Oliver F. Weyer, C.E.

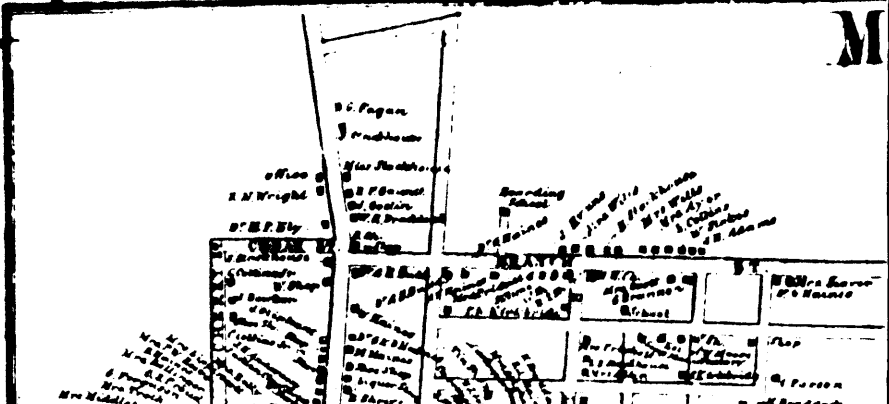
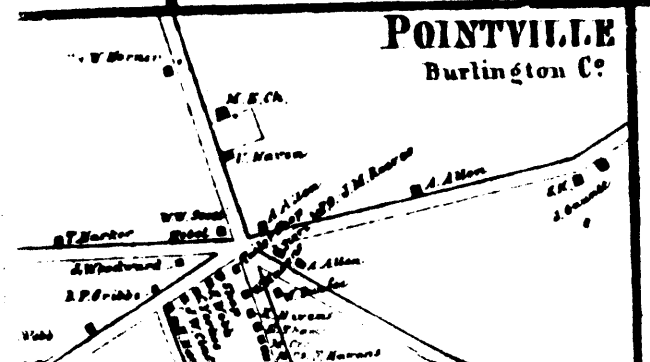
Scale 350 ft. to an Inch.

Map of the Vicinity of Philadelphia, 1860 (see Bibliography). North is at top of page. Nominated property is at lower center, to the left of the Canal and to the right of the words, "6th Ward."

Stokely Van Camp Industrial Complex (South Village)
Trenton City, Mercer County, New Jersey



POINTVILLE
Burlington Co.



M

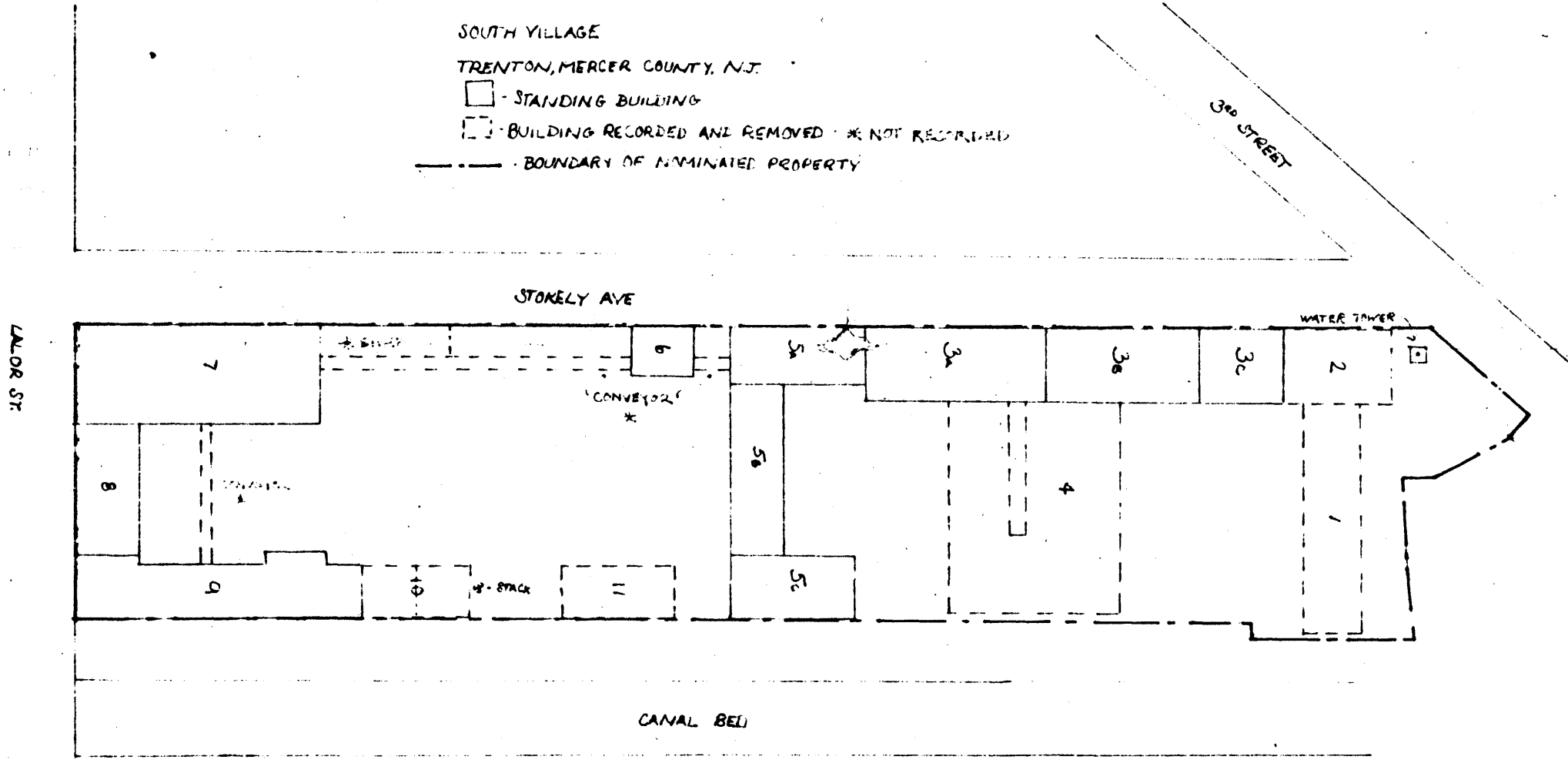
SOUTH VILLAGE

TRENTON, MERCER COUNTY, N.J.

□ - STANDING BUILDING

▭ - BUILDING RECORDED AND REMOVED * NOT RECORDED

--- BOUNDARY OF NOMINATED PROPERTY

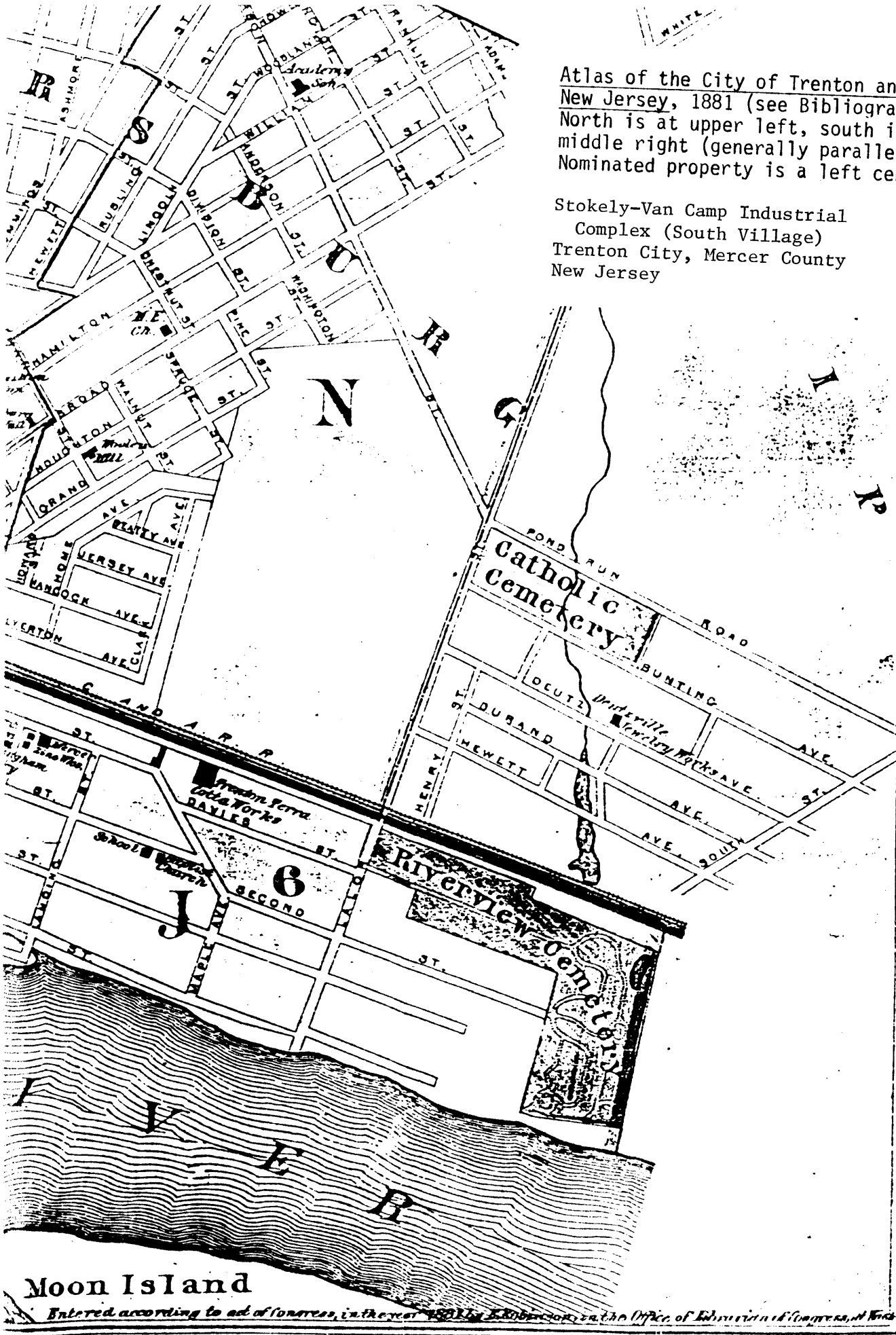


N →
SCALE: 1" = 100'

BASE MAP TRACED FROM SANBORN'S MAP, 1955;
BOUNDARY TAKEN FROM PROPERTY SURVEYS DONE 1980

Atlas of the City of Trenton and Suburbs
New Jersey, 1881 (see Bibliography).
North is at upper left, south is at
middle right (generally parallel to Canal).
Nominated property is a left center.

Stokely-Van Camp Industrial
Complex (South Village)
Trenton City, Mercer County
New Jersey



Moon Island

Entered according to act of Congress, in the year 1881 by E. Robinson, in the Office of Education of Congress, at Washington.