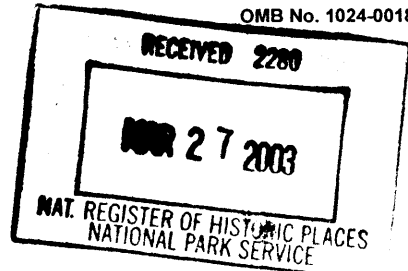


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Reinhardt Mills

other names/site number Giant Mills; Borris Kroll Jacquard Looms

2. Location

street & number 283-297 21st Avenue; 122-136 20th Avenue; 46-72 Gray St.; 45-67 State St. not for publication

city or town Paterson City vicinity

state New Jersey code NJ county Passaic code 031 zip code 07501

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

Marc A. Matsil, Assistant Commissioner Natural & Historic Resources/DSHPO

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register.
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

Patrick Andrus

5/19/2003

Reinhardt Mills

Passaic, New Jersey

Name of Property

County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

6

Noncontributing

1

- buildings
- sites
- structures
- objects
- TOTAL**

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(enter categories from instructions)

industry/manufacturing facility/factory

Current Functions

(Enter categories from instructions)

vacant

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century American Movements: Factory Design

Materials

(Enter categories from instructions)

foundation brick, concrete
walls brick; bluestone; reinforced concrete

roof

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

Areas of Significance:

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

(Enter categories from instructions)

Architecture

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

Commerce (history of the silk industry)

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

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

Period of Significance:

c.1909-1945

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

Significant Dates:

Criteria Considerations

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

[] A owned by a religious institution or used for religious purposes.

Significant Person:

[] B removed from its original location

[] C a birthplace or grave

[] D a cemetery

Cultural Affiliation:

[] E a reconstructed building, object, or structure

NA

[] F a commemorative property

[] G less than 50 years of age or achieved significance within the past 50 years

Architect/Builder:

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

Primary location of additional data:

[] preliminary determination of individual listing (36 CFR 67) has been requested.

[] State Historic Preservation Office

[] previously listed in the National Register

[] Other State agency

[] previously determined eligible by the National Register

[] Federal Agency

[] designated a National Historic Landmark

[] Local Government

[] recorded by historic American Building Survey

[] University

#

[] Other repository:

[] recorded by Historic American Engineering Record

#

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetReinhardt Mills
Paterson City
Passaic County, NJSection number 7 Page 1

Narrative Description

The Reinhardt Mills is a complex of handsome two- to four-story brick factory buildings erected on a single square block in the city of Paterson, New Jersey between c. 1909 and the 1920s as a speculative venture primarily to house firms involved in the silk business. The complex is located on the block bounded by 20th Avenue on the north, 21st Avenue on the south, Gray Street on the east, and State Street on the west in the city of Paterson, Passaic County, New Jersey. The block is trapezoidal in shape due to the fact that 21st Avenue runs at an angle to the area's grid of rectangular blocks. The mill complex is located in an area that is primarily residential, with a few commercial establishments, either on the ground floor of residential buildings or in small individual structures. To the north of the mill complex, on the north side of 20th Avenue, is a super-block apartment complex with lawns. To the south, on the south side of 21st Avenue, are residential buildings many of which have ground-floor storefronts. At the southwest corner of 21st Avenue and State Street is a concrete-block Boys and Girls Club building. To the east of the mill complex, on the east side of Gray Street, are modestly-scaled residential buildings. To the west, on the west side of State Street, are a few residential structures and a large lot used for parking by the last industrial tenant in the complex. The Reinhardt Mills complex consists of several buildings with their main facades facing the street. There is a large courtyard in the center of the complex. The buildings of the complex retain their integrity to a high degree.

Note: Descriptions for major portions of the mill complex are arranged by building number; other portions of the complex are listed by name or location.

Building 1. 187-297 21st Avenue, northwest corner Gray Street, c. 1909.
(Photos 1, 2, 3, 13, 14)

The contributing first building erected in the complex stretches along 21st Avenue between Gray and State Streets and extends north on Gray Street. It is connected at the west with Building 2 and, together, they create a unified street elevation on 21st Avenue (photo 1). The building is sited in accord with the local street pattern. Thus, due to the irregular shape of the block on this frontage, the building is set behind a triangular open space enclosed with an iron fence. The building is four-stories tall and is faced entirely in red brick. The 21st Avenue elevation is twenty-one bays long, with each bay articulated by large segmental-arch windows with 16x16, double-hung, wood sash (some sash on the first story altered to 4x4). The windows are capped by raised lintels composed of three courses of headers laid vertically. Each window has a rock-faced bluestone sill. The bays are separated by piers supported on the lower two floors by buttresses with the brickwork stepped at a point below the third-story windows. On 21st Street, the building has a high basement. Building 1 is capped by a shallow peak roof with wood cornice supported by modest brackets. At the corner of 21st Avenue and Gray Street a one-story office projects from the mill to the lot line (photos 2-3). The office is seven bays wide on 21st Avenue, four bays deep on Gray Street, and three bays deep on the west elevation. The office structure has 12x12 segmental-arch windows, a corbeled brick cornice, and terra-cotta coping. The entrance is located in the second bay from the west and contains multi-paned, wood, double doors, a transom divided into four lights, and a stone step.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetReinhardt Mills
Paterson City
Passaic County, NJSection number 7 Page 2

On Gray Street, the elevation of Building 1 has seven bays (photo 3). The central bay is wider than the three to either side. This bay has rectangular openings, each with wood double doors, a large, multi-paned transom (a twenty-five-light transom is extant on the first story), and a stone sill. Atop the fourth-story window is a hoist that carried goods in and out of the openings. Above the hoist is a small rectangular window. The flanking bays have segmental-arch windows, brick lintels, stone sills, piers, and buttresses identical to those on the front elevation. These seven bays are set beneath a shallow peak roof with bracketed cornice. Immediately to the north is a wide brick tower-like bay separated from the main portion of the facade by a two-story buttress. This wing has a segmental-arch entryway with three steps, set to the left of center on the first story. Each of the three upper floors is articulated by a single segmental-arch window. The tower has a flat roof and bracketed cornice. There are no windows on the north side of the tower. On the east side of the tower section, overlooking the courtyard, is a bay with a ground-floor entry and 12x12 segmental-arch windows and a bay with smaller 4x4 windows. The north elevation of Building 1, facing onto the courtyard, is eighteen bays long. Toilet towers with small paired, segmental-arch windows are located in bays six and thirteen (counting from the left).

On the interior, the factory is built of slow-burning mill construction (photos 13-14). Running down the center of the interior is a single row of square wood piers with chamfered corners. The piers are capped by iron caps. Wood beams, running laterally across the space, rest on these caps. Wood floors are supported on the beams. The piers are slightly thinner on each floor. On the fourth story, wood trusses support the exposed shallow sloping roof.

Building 2. 61-67 State Street and 283 21st Avenue, northwest corner State Street and 21st Avenue, c. 1909. (Photos 1, 9, 10, 15, and 15)

Building 2, a contributing structure, is located at the northeast corner of 21st Avenue and State Street. With its buttressed brick facade and segmental-arch 16x16, double-hung wood windows, the building is virtually identical to the 21st Street elevation of Building 1. The seven bays of Building 2 that face onto 21st Avenue form a unified facade with the adjoining Building 1, with the exception of the fact that the shallow gable end of the sloping roof faces the avenue on this building (photo 1). The twenty-eight bay wide State Street elevation is virtually identical in design to the facade previously described on 21st Avenue (photo 9). Since State Street slopes down slightly to the south, the base of this elevation increases in height with each bay, reaching its maximum height at the corner of 21st Avenue and State Street. The east elevation of this building, facing onto the courtyard, is eighteen bays long and has toilet towers with small paired, 6x6, segmental-arch windows in bays six and thirteen (photo 10). The north elevation of the factory has a shallow gable and is articulated by seven bays of 16x16, segmental-arch windows. A non-contributing tower with a concrete loading dock has been added at the central bay. The north elevation extends to the east with a flat-roof section with a ground-floor entrance and a bay of 12x12 windows. This extension as a small non-contributing addition at its northeast corner. On the south facade of the extension are a single bay of 12x12 windows and a bay of smaller 4x4 windows. The interior of Building 2 is similar to that of Building 1 (photos 13 and 15).

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetReinhardt Mills
Paterson City
Passaic County, NJSection number 7 Page 3**Building 3.** 48-66 Gray Street. c. 1912.
(Photos 3, 4, and 11)

Building 3, a contributing structure, is located at 48-66 Gray Street, in the middle of the block between Building 1 and Building 5. It is separated from Building 1 by a non-contributing structure (see below) and it abuts Building 5. Like Buildings 1 and 2, Building 3 is a four-story, red brick structure with stepped buttresses, segmental-arch window openings with 16x16, double-hung, wood sash, and a cornice with modest brackets (photos 3 and 4). The building sits on a low concrete base. The Gray Street facade is thirty-five bays long. Hoists project above the fourth-story windows at the eighth and twenty-seventh bays. A pedestrian entrance is located in the first bay and a loading dock has been cut into the third bay. The gable end of the shallow sloping roof is visible on the south elevation. This elevation has seven bays separated by piers and buttresses; segmental-arch windows articulate the first two bays to the west. The west elevation, facing onto the courtyard is also thirty-five bays long (photo 11). There is a two-story extension, probably originally for toilets, with small paired rectangular windows in the fourth bay (later addition); a fire escape is attached to the facade on the eleventh bay (later addition); three-story toilet towers with small pairs of segmental-arch windows are located in the sixteenth and twenty-fourth bays (original); and another tower, with a concrete loading dock and no windows, is located in the twenty-second bay (non-contributing). On the interior, the first three floors are similar in design to buildings 1 and 2. The fourth floor is completely open, with no supporting columns. Wood trusses support the sloping roof.

Building 4. 122-136 20th Avenue, southwest corner Gray Street and southeast corner State Street, c. 1915.
(Photos 5, 6, and 8)

Building 4, a contributing structure, stretches along the entire blockfront of 20th Avenue between Gray and State streets. Like the earlier buildings of the complex, Building 4 is a four-story brick structure with segmental-arch windows and 16x16, double-hung, wood sash. The buttresses on this building extend up the entire elevation, but are divided into two parts with stepped brickwork above the second- and fourth-story windows. The building is twenty-eight bays long on 20th Avenue (photo 6). It is capped by a corbeled brick cornice and terra-cotta coping. The windows have slightly raised header brick lintels and rock-faced bluestone sills. The building has a shallow peak roof with the gable ends facing Gray and State Streets. On Gray Street, the gabled section is seven bays wide with the central bay articulated by wide rectangular openings (photo 5). On the first floor is a non-historic loading bay. The second through fourth stories retain their original wood double doors; each leaf has six window lights. Above the doors are large transoms – twenty lights each on the second and fourth stories and sixteen lights (possibly an alteration) on the third story. The doors could be opened to bring goods in and out using a hoist that is extant above the fourth-story opening. There is a tiny segmental-arch window above the hoist. To the south of the gabled section is a flat-roofed bay with a segmental-arch entrance on the first story and segmental-arch windows above, all set slightly to the north of center. There are no windows on the south elevation, but a row of

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetReinhardt Mills
Paterson City
Passaic County, NJSection number 7 Page 4

three segmental-arch windows on the west side. On State Street the facade is seven bays wide, with a wide central bay. On the ground floor a loading dock has been inserted into the central bay; at the top of this bay are two small segmental-arch windows. There are pedestrian entrances in the first and fifth bays. The south side is only partially visible because of the later construction of Building 5 (photo 8). In the tenth and nineteenth bays are projecting toilet towers with small, paired, segmental-arch windows; the tower to the west rises the full height of the building and has brick corbeling that continues from the main building, while the east tower rises to a height just below the corbeled cornice. The east tower is in poor condition. A small, non-contributing addition adjoins the eastern tower.

On the interior, Building four is supported by square wood posts with chamfered corners and has wood beams. The first floor has a concrete floor; other floors are wood. The fourth story is open, with no posts supporting the roof trusses.

Building 5. 45-47 State Street and 46-48 Gray Street, c. 1920s.
(Photo 8)

Building 5, a contributing structure, is a two-story structure constructed of reinforced concrete with brick piers and spandrels (photo 8). The building is located just south of Building 4 and extends through the block from State Street to Gray Street. The two street facades are four bays wide, with large rectangular openings separated by brick piers. The windows on both floors are capped by concrete lintels and the second-story windows on both facades and the first-story windows on Gray Street also have concrete sills. The openings on the ground floor extend to the sidewalk level on State Street. The first bay on State Street is bricked-in and is pierced by a narrow, segmental-arch, pedestrian entrance. All of the original windows have been removed. The building has a shallow peak roof with the gable ends facing the streets. The wood cornice is supported on brackets. The fifteen-bay-wide north elevation is articulated by brick piers that separate the large rectangular windows with their concrete lintels and sills. The south elevation was originally identical. There is a two-story, non-contributing brick extension with pairs of small rectangular windows with concrete lintels and sills extending from bay seven. A one- and two-story noncontributing office addition, probably erected in the 1960s or 1970s, extends in front of the first two bays and a portion of the third bay along the south facade.

Boiler and Engine House. Courtyard, adjoining Building 3. c. 1910.
(Photo 12)

The contributing one-story boiler house and engine room is located in the courtyard. The building was erected in at least three sections. The earliest portion, located to the south, has a peak roof and segmental-arch windows. The addition to the north has a flat roof, not consistent with the original roofline, and the addition was constructed against the side wall of Building 1, blocking two of the windows. There is a small extension with a low ceiling height at the southwest corner of the structure. The extensions are in deteriorated condition. There are small non-contributing extensions on the south and west sides. Adjoining the south side of the boiler room are two yellow-brick chimneys set on a corbeled red brick base, also in

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Reinhardt Mills
Paterson City
Passaic County, NJ

Section number 7 Page 5

deteriorated condition.

68 Gray Street.

(Photo 3)

A one-story non-contributing brick building, erected as a boiler room extension, probably in the 1950s or early 1960s. It has a partially bricked in vehicular entrance.

Courtyard. The Reinhardt Mills complex included all of the buildings facing onto 20th and 21st avenues and Gray Street, as well as buildings at 45-47 and 61-67 State Street, and the open space at 57-59 State Street. A two-story factory building, that was, apparently, not originally part of this complex, was located at 47-55 State Street. This building and two small Reinhardt Mills service buildings have been demolished (probably c. 1970s) and the site incorporated in the mill complex's courtyard space.

United States Department of the Interior
National Park Service

Reinhardt Mills
Passaic County, New Jersey

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

Narrative Statement of Significance

The Reinhardt Mills complex is an extremely fine example of early twentieth-century mill construction and a speculative factory complex associated with Paterson's development into the leading center for silk manufacture in America. Reinhardt Mills is significant under criteria A and C as an example of a factory complex that embodies the distinctive characteristics of an early twentieth-century urban industrial complex and as a building associated with the major industrialization of Paterson, New Jersey, especially with the city's development into the leading center for the silk industry in America. The factory complex was erected by Franz C. Reinhardt, a figure who was important in the industrial development of Paterson and who was involved with several industrial firms in the city. The complex consists of six contributing buildings, including four major mill structures, each four stories tall, encompassing almost an entire block of Paterson. The history of the building reflects the changing nature of the textile industry in Paterson in the twentieth century. The building was erected, not as the factory for a single large company, but as a speculative venture with space to be rented to many firms. At first, all of the firms that rented space in the mill complex were involved in the silk industry. However, as the silk industry declined in the post-World War II period, other textile-related businesses were housed here. The complex is an extremely fine example of mill construction, with buttressed brick walls, exceptionally large, multi-paned windows, large open interior spaces, heavy wood posts and beams, and shallow, sloping roofs supported by wood trusses. Reinhardt Mills meets both Criterion C as an example of industrial architecture and Criterion A for its association with the silk industry during its heyday in Paterson.

The history and significance of the Reinhardt Mills relates to the growth of the silk industry and specifically to Paterson's development into "Silk City" or the "Lyons of America." Paterson's evolution into the major center for silk manufacture in the United States closely relates to the city's general industrial development. Paterson was established as an industrial community in the late 18th century and is generally considered the birthplace of the industrial revolution in America. In 1791, the Society for Establishing Useful Manufactures (S.U.M.) was formed by Alexander Hamilton and others who sought to develop industry in America by harnessing the power of the Passaic River's Great Falls. The S.U.M. purchased six square acres of land around the falls and hired Pierre L'Enfant to begin the task of planning an industrial city and laying out a water power system. Soon, factories were erected that manufactured nails, Colt revolvers, railroad locomotives, machinery, textiles, and other products, with the S.U.M. acting as real estate and energy broker. Paterson not only had a source of water power, but it thrived because of other advantages – its proximity to the New York City market and its increasingly significant network of transportation links, including the presence of rail lines and the Morris Canal, which brought coal to Paterson from the Pennsylvania coal fields. A 1909 *Industrial Directory of New Jersey*, summarized Paterson's industrial development:

See continuation sheet

United States Department of the Interior
National Park Service

Reinhardt Mills
Passaic County, New Jersey

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Paterson is one of the most flourishing and famous manufacturing centers in the entire country. Its industrial growth is due entirely to the remarkable natural advantages of its location, where the full force of the Passaic River Falls was utilized for the development of water power by which, in the early period of the city's history, cotton mills, machine shops, foundries, and later on, many silk mills were operated.¹

The development of Paterson into a center for the American silk industry in the second half of the nineteenth century and first decades of the twentieth century is closely related to its earlier development as a center for heavy industry.

Silk culture in the United States can be traced back to the 1620s in the colony of Virginia, with the introduction of mulberry trees for the breeding of silk worms.² Despite official efforts to further silkworm production in Virginia, most settlers showed little interest. Early efforts to produce raw silk also occurred in Georgia, which had been established, in part, to produce raw silk, Connecticut, Rhode Island, Massachusetts, and Pennsylvania. None of these early efforts was especially successful. In the 1830s, a rage for planting Chinese mulberry trees led to tremendous speculation. However, by 1840 it became clear that the trees did not survive well in the American climate and the speculative bubble burst. Although the United States was not destined to become a producer of raw silk, silk manufacturing had a more successful history.

The earliest silk manufactured in the United States was probably made in Philadelphia in 1793. By the early nineteenth century small factories in Pennsylvania, Connecticut, and New Jersey were producing silk thread, fringes, tassels, and other products. The success of these early ventures, the immigration of Europeans with expertise in silk manufacturing, and the patenting of silk looms and other equipment led to the growth of the industry. According to F. Allen, between 1828 and 1833, twelve silk mills were erected in the United States, most in New England.³ Among the great advances was the introduction of silk thread on spools, the invention of the Hemingway Silk Co. in 1849, which resulted in the practical use of the sewing machine. Silk manufacture was introduced to Paterson in 1838 by Christopher Colt, Jr., who set up several looms in his brother's gun factory. Colt was not successful and he sold his looms to John Ryle, an English immigrant with

¹ Bureau of Statistics of New Jersey, *The Industrial Directory of New Jersey* (1909), pp. 340-41.

² The major source for the history of the silk industry in America is Shichiro Matsui, *The History of the Silk Industry in the United States* (New York: Howes Publishing Co., 1930).

³ F. Allen, *Silk Industry in the United States* (New York, 1902); also see Matsui, p. 26.

United States Department of the Interior
National Park Service

Reinhardt Mills
Passaic County, New Jersey

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

knowledge of silk manufacturing. It was from Ryle's single mill that Paterson grew, by the end of the nineteenth century, into the "Lyons of America," so named because Lyon, France was a center for the manufacture of high-grade silk in Europe.

The great impetus for the expansion of silk manufacturing in American occurred in the 1860s when the federal government increased tariffs on finished silk products, while abolishing all tariffs on raw silk. The initial duty was levied in 1861 as a way to increase income during the Civil War, and it was raised to 60 per cent in 1864. In Paterson, the number of silk mills rose to thirty-two by 1875, with approximately 8,000 workers. The 1909 *Industrial Directory* discussed the importance of Paterson's silk industry:

In one particular industry of the very highest importance – the production of silk goods – which has suggested the name "Lyons of America" for the city, Paterson occupies the first rank among the manufacturing centers of the country.

Approximately one-third of the nation's product of this beautiful fabric comes from the looms of New Jersey mills, and fully ninety per cent. of this great total is credited to Paterson, Upward of 160 silk mills and dye houses, employing 30,000 men and women, are now in operation within the corporate limits of Paterson and its immediate suburbs.⁴

Why did Paterson become the center for the American silk industry? Paterson had many natural advantages, most notably the fact that water power was available in abundance. In addition, Paterson's location only eleven miles from New York City was crucial in both guaranteeing a supply of raw materials and a market for the sale of finished goods. Not only was the port of New York the point of entry for much of the raw silk used in this country, but New York was also the fashion capital of the country. New York was a major market for silk fabric, thread, and trimmings, with garment manufacturers and fashionable women anxious to turn the fabrics made in Paterson into the latest clothing and decorative accouterments. The proximity to New York City was important as the silk industry developed in Paterson after the Civil War and remained important well into the twentieth century, even as textile-related businesses other than silk manufacturing settled in Paterson. As Herbert Swan noted in a survey of industry in Paterson written in 1937, "Paterson is so conveniently situated with reference to New York that the executive officers of a plant may spend an hour in the morning at their local factory supervising details of production and yet be at their midtown offices off Fifth Avenue by nine o'clock."⁵ This was undoubtedly true, for example, for the executives of the Liondale Shirt Company, a firm that moved

⁴ *Industrial Directory* (1909), p. 341.

⁵ Herbert S. Swan, *Industrial Advantages of a Paterson Location: An Economic Survey of Basic Conditions* (Paterson: Industrial Commission, 1937).

United States Department of the Interior
National Park Service

Reinhardt Mills
Passaic County, New Jersey

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

into the Reinhardt Mill complex in the 1930s, but which had its offices at 1107 Broadway, at West 24th Street, in New York City.⁶

Paterson also had a ready labor market. Many silk workers were women and children and Paterson had a large number of wives and children of workers in the locomotive and other heavy industrial plants that centered around the Great Falls. Some of these workers were employed in local cotton mills, but this was onerous and dirty labor, while work in silk factories was thought to be easier and cleaner, requiring dexterity rather than physical effort. The migration of silk mills to Paterson began in 1867 and by 1870 New Jersey had the highest value of silk products in the country. As machines were invented that displaced skilled labor, certain aspects of the silk industry moved to the coal mining regions of Pennsylvania where the wives and children of miners were willing to work for less than labor in Paterson.

By c. 1910, when the first sections of the Reinhardt Mill complex were erected, Paterson remained the leading silk center in America. Companies in Paterson ranged from integrated firms that did all the work to turn raw silk into fabric, to factories that specialized in specific aspects of silk manufacture, such as throwing (turning raw silk into thread), twisting, or dyeing, or that specialized in specific silk products, such as broad cloth (bolts of fabric), silk for men's ties, ribbons, linings, hat bands (Paterson manufactured 90 per cent of the hat bands used in America), etc. The Reinhardt Mill catered to the later group, with a wide range of specialty silk firms occupying space in the building. Paterson's manufacturers specialized in high-grade silk goods, but such expensive goods only accounted for a small part of the market. Many of the small concerns in Paterson manufactured lower grades of silk fabric.

In about 1908, Paterson industrialist Franz C. Reinhardt began acquiring property on the southern half of Block 1163, along 21st Avenue (then known as Clay Street), State Street, and Gray Street. This site was in a relatively undeveloped section of Paterson, with a few modest homes and a few factory buildings. It was also located some distance from the major concentration of silk mills along the Passaic River. Reinhardt could build in this area, away from the river, since by the early twentieth century electricity had replaced water as the motive power for mills and Reinhardt would provide power from his own coal-fired generator. Reinhardt was born in Paterson, c. 1857, and spent his entire life in the city.⁷ He was involved with several Paterson industries. Reinhardt was president of the Passaic Structural Steel Company, which, with 1200 workers, was the largest

⁶ *Industrial Directory* (1940).

⁷ Biographical information on Reinhardt and information on his business interests, from obituaries printed on November 13, 1943 in the *Newark Evening News*, p. 14; *New York Herald Tribune*, p. 8; and *New York Times*, p. 13, and from *Industrial Directory of New Jersey* and *Paterson Directories*.

United States Department of the Interior
National Park Service

Reinhardt Mills
Passaic County, New Jersey

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

employer in Paterson in the early twentieth century; in 1917 the steel company was capitalized at six million dollars.⁸ He also owned the F. C. Reinhardt Company which manufactured silk braids and shoelaces, capitalized, in 1917, at \$125,000. In later years Reinhardt's textile interests branched out into cotton dyeing and finishing. His obituary in the *Newark Evening News* also notes that he had an interest in "numerous silk mills." Among these was the Reinhardt Mills. Work began on the construction of the Reinhardt Mills complex in 1908 or 1909.⁹ Initial construction apparently included Building 1, on 21st Avenue and Gray Street, Building 2 on State Street and 21st Avenue, and the boiler house in the mill's courtyard. These were completed by 1910, the year that the mill is first listed in Paterson business directories. As Reinhardt purchased additional land on the block, the complex was expanded, with the construction of Building 3 on Gray Street in c. 1912; in 1915, Building 4 on 20th Avenue (then known as Bond Street) was completed.

The buildings of the complex comprise an exceptionally fine example of brick factories of traditional "slow-burning" mill construction.¹⁰ All of the buildings are constructed of red brick and are notable for their stepped brick buttresses, raised header lintels, and rock-faced stone sills. All of the decorative detail is part of the structure; there is no applied ornament. Buildings such as this were extremely popular in the nineteenth and early twentieth century. They were economical to build, provided light and air, had flexible space, and, while not fireproof, were fire-resistant, allowing time to bring a fire under control before a building would be destroyed. The facades of the Reinhardt Mills buildings are articulated by a rhythm of extremely large segmental-arch windows. Most of the windows are filled with 16x16, double-hung, wood sash. These large windows permitted the entry of natural light and fresh air to the factory interiors. The rhythmic arrangement resulted in an even flow of light to the interior spaces. The interiors are large open spaces with square, chamfered wood piers, heavy wood beams, and wood floors resting directly on the beams. At the top story are wood roof trusses (the top floor of several of the buildings is totally open, with no piers).

Franz C. Reinhardt's industrial concerns never occupied space in the building. Rather, the Reinhardt Mills complex was a speculative venture, with space rented to other firms. For the first several decades, all of the

⁸ *Paterson Directory*, list of corporations, 1917.

⁹ Information about the construction of the mill complex and the companies that occupied space is based on tax records beginning in 1908 (these incomplete records often include names of firm's renting space), conveyance records, Paterson business directories (for certain years these also provide lists of corporations), and the *Industrial Directory of New Jersey* (1909-1970). No early building records for Paterson appear to survive.

¹⁰ For mill construction, see Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States* (New York: Oxford University Press, 1999), pp. 127-181.

United States Department of the Interior
National Park Service

Reinhardt Mills
Passaic County, New Jersey

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

space appears to have been rented to firms in the silk business. In 1910, at least four silk firms occupied space – the American Silk Manufacturing Company (manufacturers of broad cloth), Schuh & Michels Manufacturing Company (silk for men’s ties), United Silk Manufacturing Company (broad cloth), and the Sterling Ribbon Company. In 1912, *The Industrial Directory of New Jersey* records five silk companies, employing a total of 340 people: the American, Schuh, and Sterling firms, and Stern & Pohley (board cloth) and the Union Ribbon Company. The two ribbon companies appear to have occupied Building 3.

In 1913, a year after the directory recorded 340 employees in five silk companies, Paterson was hit with one of the most significant labor strikes in American history. The Paterson silk strike, began on February 25, 1913 and lasted for five months, unofficially ending on July 28, 1913.¹¹ There were many issues that contributed to the walkout, including owners reacting to lost-cost competition from eastern Pennsylvania mills by installing new looms that permitted a single weaver to run up to four machines; long work weeks, generally averaging 55 hours; and low wages. Since the strike was an industry-wide work stoppage, the firms occupying space in the Reinhardt Mills were undoubtedly affected. The strike ended in a defeat for the workers and hastened changes in the Paterson silk industry that had been evident earlier. Large silk firms, which had already begun to move out of Paterson to cheaper and more modern plants, continued their exodus and were replaced by large numbers of small firms. Issues other than labor also contributed to the decline of the silk industry in Paterson. Significantly, the introduction of rayon, also referred to as “artificial silk,” in 1910, resulted in a decline in the demand for silk; rayon was primarily manufactured in New England and the south. As large companies left Paterson, the number of people employed in the silk industry declined from over 25,000 before the strike began to 16,368 in 1929.¹²

Fortunately for the owner of the Reinhardt Mills complex, the strike had no immediate impact on the occupancy of his factory, perhaps because the complex was relatively new and had up-to-date power and lighting. In fact, shortly after the strike, in 1915, an additional building was added to the complex (Building 4). This is an indication that while changing, the silk industry was still an important part of the Paterson economy and was

¹¹ The two most complete works on the silk strike are Steve Golin, *The Fragile Bridge: Paterson Silk Strike, 1913* (Philadelphia: Temple University Press, 1982) and Anne Huber Tripp, *The I.W.W. and the Paterson Silk Strike of 1913* (Urbana: University of Illinois Press, 1987).

¹² Tripp, *The I.W.W. and the Paterson Silk Strike*, p. 239, quoted from *Labor and Silk* (New York, 1929), pp. 25-26.

United States Department of the Interior
National Park Service

Reinhardt Mills
Passaic County, New Jersey

National Register of Historic Places Continuation Sheet

Section number 8 Page 12

considered by a prominent industrialist such as Reinhardt to have a profitable future.¹³ In 1915, the Paterson business directory lists nine firms occupying space in the Reinhardt Mills, while the *Industrial Directory* lists seven, including the Audinger & Meyer Silk Company, whose 140 employees manufactured silk for ties in Building 4. In 1918, the *Industrial Directory*, records twelve tenants, employing at least 1,438 people (one firm did not report number of employees). The companies that occupied the building in 1917-18, reflect the range, in both size and product, of businesses involved in the Paterson silk industry. In 1918, Schuh & Michels employed fifty-five people in the manufacture of tie silk, while Audinger & Meyer employed two hundred in the same segment of the industry. In 1917, the Schuh & Michels was capitalized at \$25,000, while the Giant Silk Manufacturing Company was capitalized at \$100,000 and the Good Throwing Company at \$125,000. Some companies remained in the mill complex for many years, while others rented space only briefly.

As major silk companies left Paterson, the remaining silk industry became dominated by small firms. Although the number of employees fell dramatically after World War I, the number of individual firms more than doubled. In 1914 there were 291 shops in Paterson while in 1919 there were 574.¹⁴ Many of these were family businesses, known as “cockroach” shops, occupied a small space in a larger factory building, often with fewer than twenty looms, and some with only one or two looms. The Reinhardt Mills complex was increasingly occupied by large numbers of small concerns. The 1933 tax rolls list twenty-five company names, while the 1934 *Industrial Directory* recorded eighteen firms in the building, ranging in size from those with fewer than ten employees to one with almost three hundred employees. In total, the survey recorded 422 men and 538 women working in the complex.

The firm that employed almost three hundred people in the Reinhardt complex in 1933 was the Liondale Shirt Company which moved into the complex in the early 1930s (it employed thirty men and 250 women in 1934). The company made men’s shirts and is the first firm recorded in the Reinhardt Mill that was not involved in a silk-related business. This reflects a major change in the character of manufacturing in Paterson that would be increasingly evident at the Reinhardt Mill complex in succeeding years. In 1940, ten firms manufactured silk products, including broad cloth, hat bands, tie silk, florists’ ribbons, and silk labels, while another four companies manufactured shirts, drapery and upholstery fabric, and pile fabric. By the time the 1949 *Industrial Directory* was published, silk companies were in the minority, with only six firms, employing approximately 119 men and 88 women (one firm did not report number of employees), with ten firms, employing

¹³ Tripp, therefore, is incorrect when she states that the Henry Doherty Company’s new mill of 1912-13 (which helped to precipitate the strike) “proved to be the last new facility built in the Passaic County area” (*The I.W.W. and the Paterson Silk Strike*, p. 240).

¹⁴ Tripp, *The I.W.W. and the Paterson Silk Strike*, p. 240.

United States Department of the Interior
National Park Service

Reinhardt Mills
Passaic County, New Jersey

National Register of Historic Places Continuation Sheet

Section number 8 Page 13

approximately 337 men and 525 women (two firms did not report number of employees) manufacturing shirts, shoes, drapery and upholstery fabric, liturgical fabric, pile fabric, and women's coats. This development reflects the movement of garment factories out of New York City.

In 1945, two years after Franz Reinhardt's death, the complex was sold to the Giant Mills, which retained ownership into the 1980s; this company does not appear to have had a manufacturing operation in the complex. In 1981, tax records indicate that the complex had been acquired by Boris Kroll Jacquard Looms, Inc., although there is some indication that the Kroll company may have been involved with the land as early as 1967.¹⁵ Although self taught, Boris Kroll was one of the most important twentieth-century American fabric designers. Kroll was born in Buffalo and moved to New York City in c. 1930 to work for his brother who was a furniture designer. He was unhappy with the fabrics then available for upholstery and in 1938 founded Cromwell Designs to provide modern furnishing fabrics. In c. 1946, he established Boris Kroll Fabrics and, in 1959, Boris Kroll Jacquard Looms. The firm specialized in the manufacture of richly patterned upholstery and drapery fabrics, many manufactured on Jacquard looms. An essay in *American Designers* states that "as a result of his sensitivity as a designer, weaver, and colorist, combined with his technological knowledge, Boris Kroll is a world leader in the professional field of fabric design and production."¹⁶ Kroll's company ceased operations in 1991, a few months before his death. In 1999, Kroll's heirs sold the complex to a developer who plans to convert the buildings into housing.

¹⁵ 1960 tax records indicate that one manufacturer in the building was the Cromwell Design Corporation. In 1938, Boris Kroll established Cromwell Design. It is not known if there is any relationship between these two companies. In 1967, conveyance records indicate that the Boris Kroll Industrial Land Corporation had an interest in at least a portion of the block. However, tax records continue to record Giant Mills as the owner of the complex until 1981.

¹⁶ Grant Greapentrog, Boris Kroll essay in Ann Lee Morgan, ed., *Contemporary Designers* (Detroit: Gale Research Co., 1984), p. 338.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Reinhardt Mills
Paterson City
Passaic County, NJ

Section number 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Reinhardt Mills
Paterson City
Passaic County, NJ

Section number 9 Page 2

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United States Department of the Interior
National Park Service

Reinhardt Mills
Patterson, Passaic County, New Jersey

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Verbal Boundary Description

The boundary of this nomination is outlined on the accompanying map

Boundary Justification

The boundary includes the entire block, bounded by 20th Avenue, 21st Avenue, Gray Street, and State Street on which the Reinhardt Mills complex is located.

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Reinhardt Mills
Paterson City
Passaic County, NJ

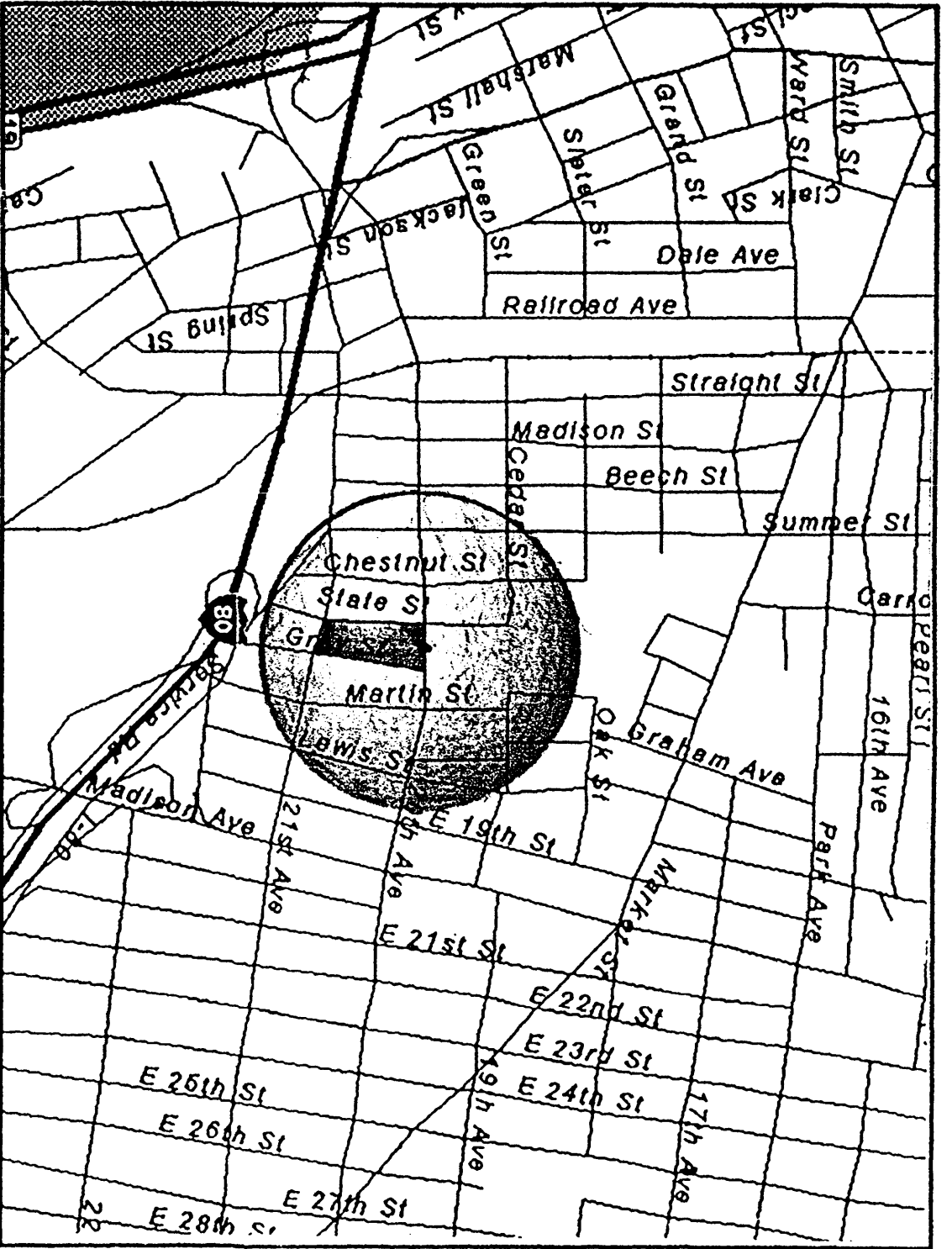
Section number _____ Photos _____
Page _____

Photo List

All Photos taken by Andrew S. Dolkart, 116 Pinhurst Avenue, New York, N.Y. 10033, February 2001.

Photos, by number

1. View looking northeast on 21st Avenue with Buildings 2 and 1
2. Office wing of Building 1 on 21st Avenue looking northeast
3. View looking northwest on Gray Street with office wing, Building 1, non-contributing structure at 68 Gray Street, and Building 3
4. Detail of Gray Street elevation of Building 3 looking northwest
5. Gray Street elevation of Building 4 looking northwest
6. View looking southeast along 20th Avenue of Building 4
7. State Street elevation of Building 5 looking northeast
8. South elevation of Building 5 and Building 4 looking north
9. State Street elevation of Building 2 looking northeast
10. Courtyard elevation of Building 2 looking southwest
11. Courtyard elevation of Building 3 looking northeast
12. Boiler Room and addition looking south
13. First floor interior of Buildings 1 and 2 looking southwest
14. Fourth floor interior of Building 1 looking southwest
15. First floor interior of Building 2 looking northwest

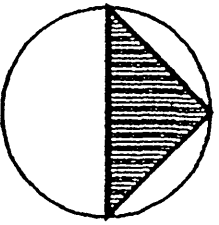


LOCATION MAP

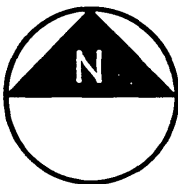
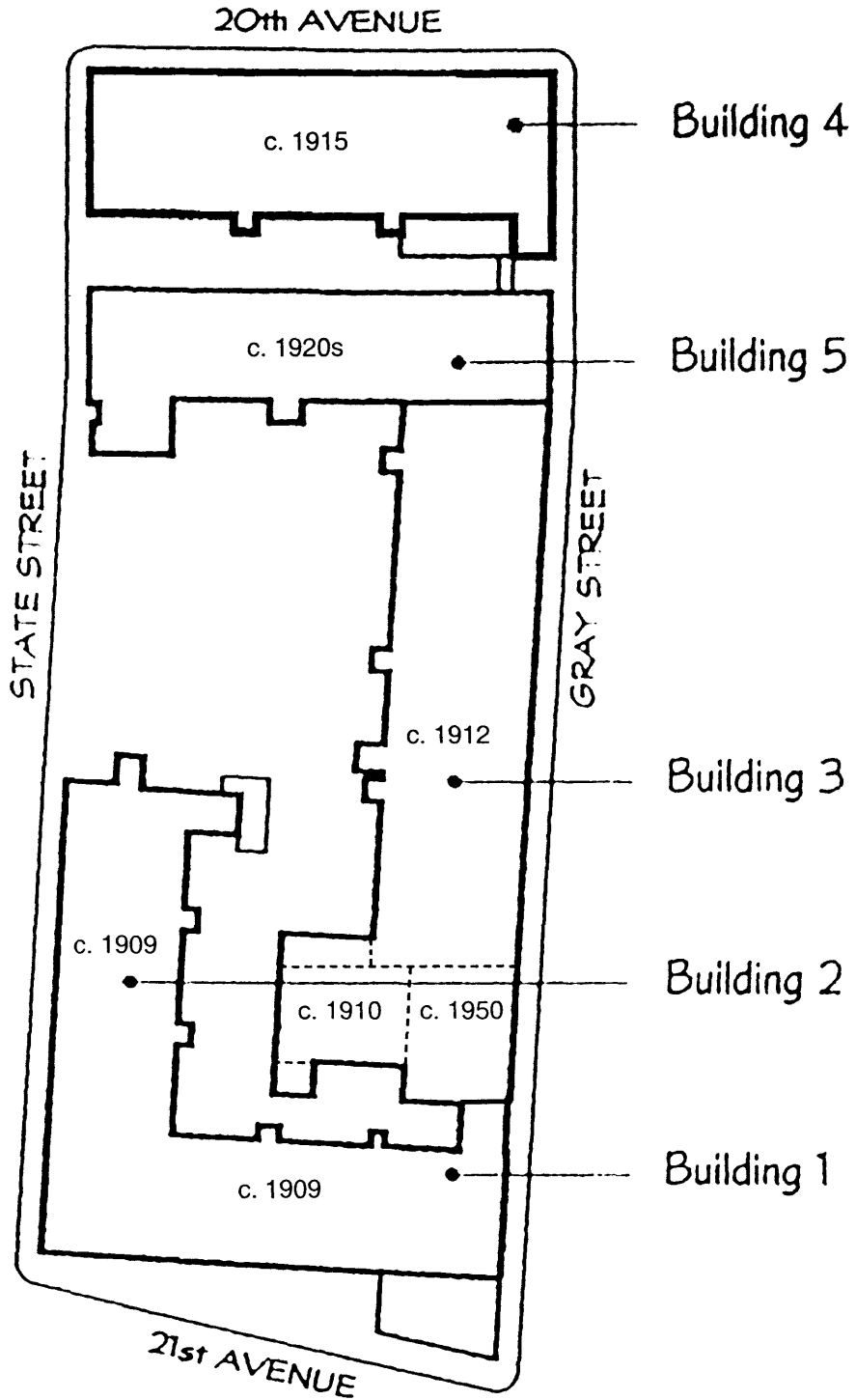
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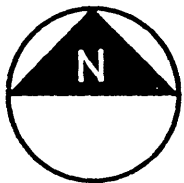
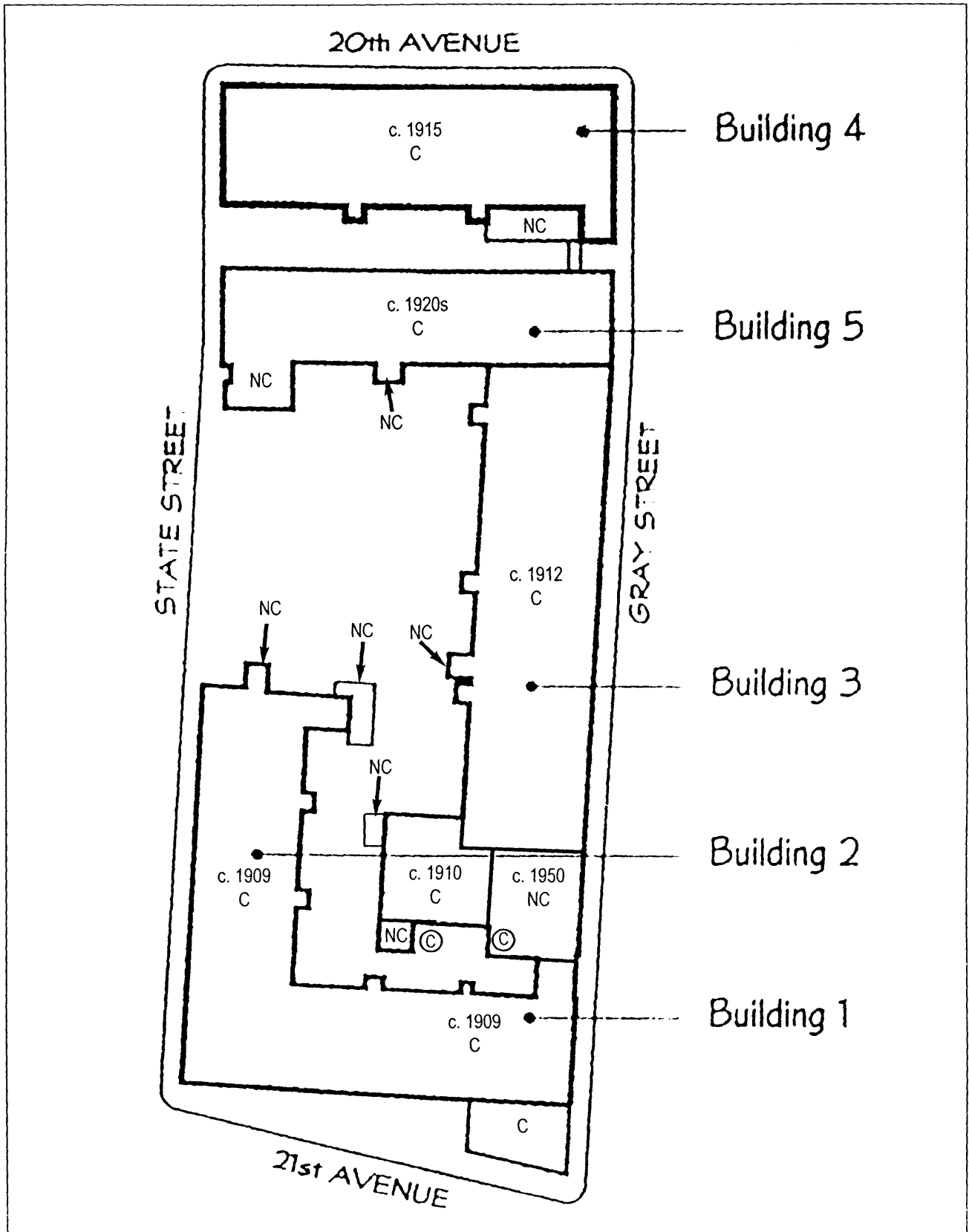
Boris Kroll Mills
 (Formerly Reinhardt Mills)
 in the city of Paterson, NJ




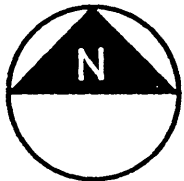
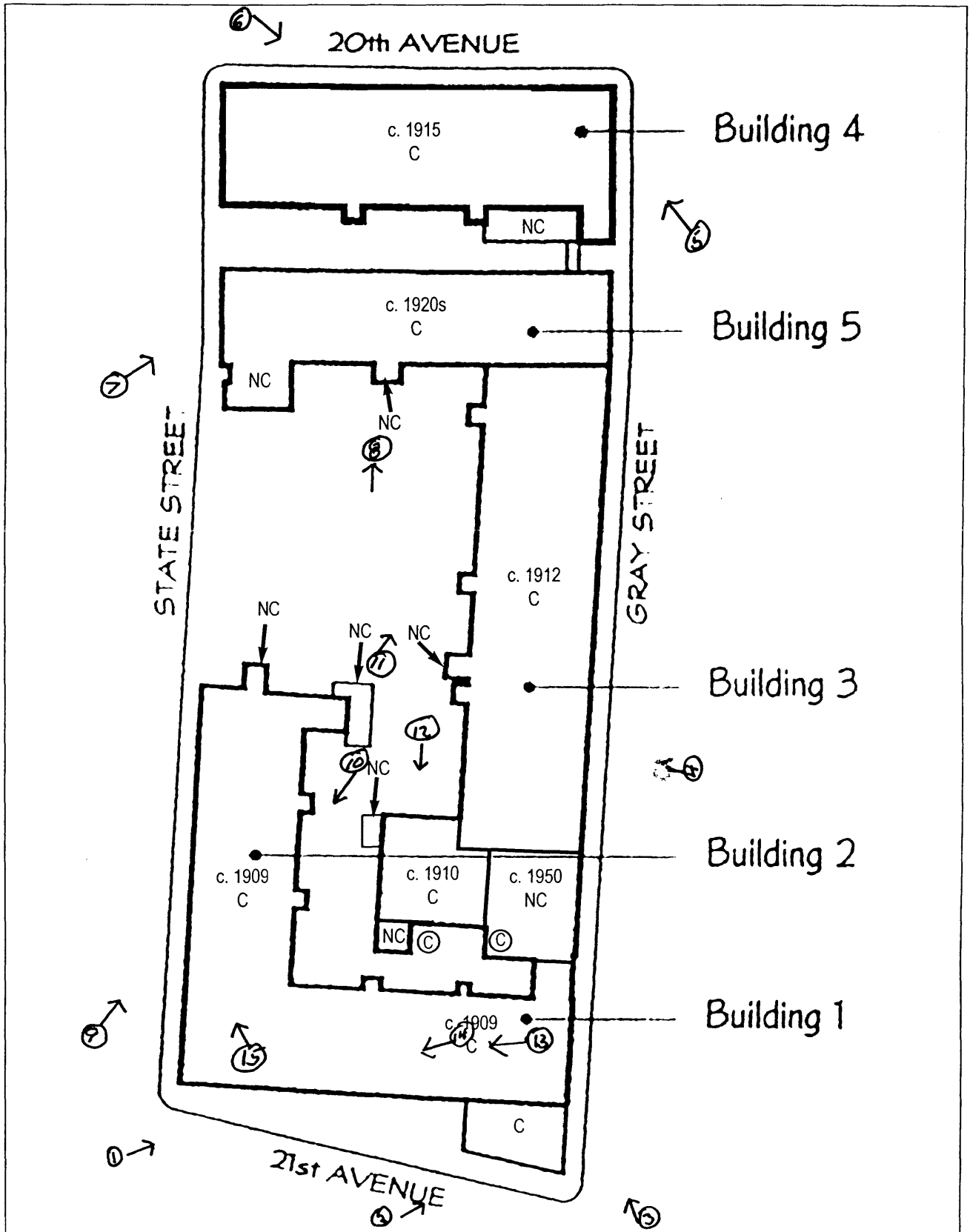
NORTH



Reinhard (aka Boris Kroll) Mills Complex		
Historic Preservation Certification Application Part 1 • March 2001		
Site Plan		
Note: This drawing is for photo location only. It is not intended as an accurate record of spaces, features or dimensions.	Higgins & Quasebarth 270 Lafayette Street New York, NY 10012 (212) 274-9468	



Reinhardt Mills Complex		
Historic Preservation Certification Application Part 1 • March 2001		
Site Plan	C: Contributing	 <i>Higgins & Quasebarth</i> 270 Lafayette Street New York, NY 10012 (212) 274-9468
Note: This drawing is for photo location only. It is not intended as an accurate record of spaces, features or dimensions.	NC: Non-Contributing	



Reinhardt Mills Complex *Photo Key*

Historic Preservation Certification Application Part 1 • March 2001

Site Plan

Note: This drawing is for photo location only. It is not intended as an accurate record of spaces, features or dimensions.

C:
Contributing

NC: Non-
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270 Lafayette Street
New York, NY 10012
(212) 274-9468



NOTES: THIS SURVEY IS BASED UPON THE FOLLOWING DATA AND/OR RECEIPTS:

- DEED OF RECORD YES NO
- FIELD MAP I I
- FIELD MARKS I I
- FIELD BOOKS I I
- OTHER (SEE REFERENCES) I I

2. THIS SURVEY REPRESENTS CONDITIONS VISIBLE ON OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES OR THE LOCATION OF UNDERGROUND UTILITIES OR THE LOCATION OF UTILITIES WHICH ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.

3. THIS SURVEY AND PLAN IS MADE FOR AND GIVEN TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF UTILITIES OR THE LOCATION OF UNDERGROUND UTILITIES OR THE LOCATION OF UTILITIES WHICH ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.

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5. UTILITIES INFORMATION SHOWN ON THIS PLAN IS BASED ON FIELD LOCATION OF UTILITIES MARKED AS A RESULT OF A UTILITY ONE-CALL REQUEST MADE 11-11-08 (NO. 081150004). THE FOLLOWING UTILITY COMPANIES WERE NOTIFIED WITH RESULTS AS FOLLOWS:

RESULTS:

WATER LINES SHOWN AS MARKED:
 PASSAIC VALLEY WATER
 PATERSON CITY
 U.S. LAKE
 U.S. MANHOLE
 P.E. & G. ELECTRIC
 A.T. & T.
 TELEPHONE WATER CO.
 BELMONT WATER

NO RESPONSE
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LEGEND:

EXIST. UTILITY POLE
 EXIST. FENCE
 EXIST. SIGN
 EXIST. GAS LINE
 EXIST. WATER LINE
 EXIST. MANHOLE
 EXIST. STORM SILET
 EXISTING CONDUIT LINE
 OFFSET TO EXISTING BUILDING
 NEW DIVISION
 EXIST. ALTERNATE
 EXISTING PROPERTY LINES
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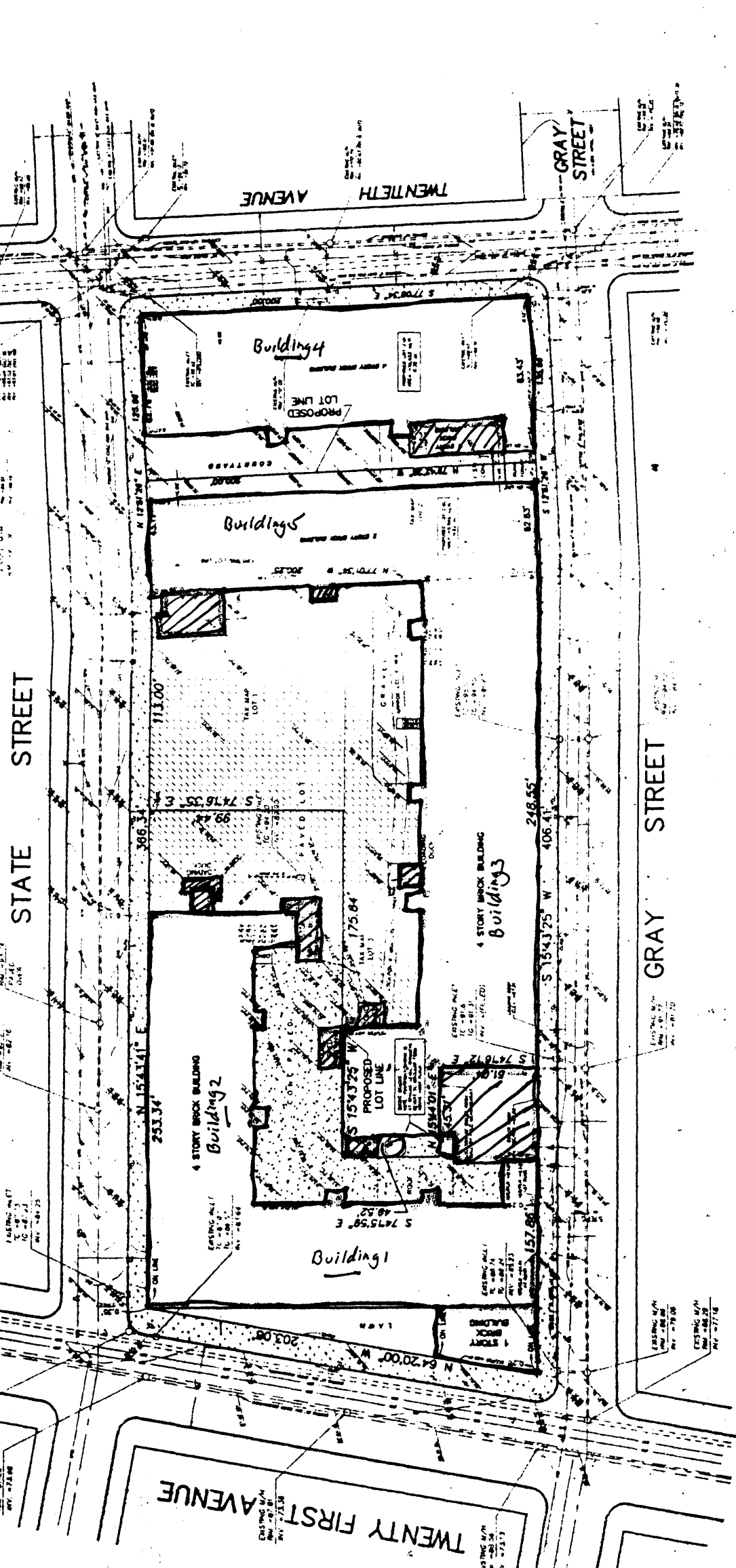
REINHARDT MILLS, 2001
 Paterson City,
 Passaic County, NJ

EKA Associates, P.A.
 Engineers & Surveyors & Planners
 2050 Route 22 East, Scotch Plains, N.J. 07076
 908-322-2030

TAX LOTS 1 & 2, BLOCK 1163
 CITY OF PATERSON, PASSAIC COUNTY, NEW JERSEY

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