

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

1. Name of Property

Historic name Troy Waste Manufacturing Company Building
Other names/site number McCarthy Building
Name of related Multiple Property Listing Textile Factory Buildings in Troy, New York, 1880-1920

2. Location

Street & number 444 River Street not for publication
City or town Troy vicinity
State New York Code NY County Rensselaer Code 083 Zip code 12180

3. State/Federal Agency Certification

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

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

 national statewide x local

Applicable National Register Criteria: x A B x C D

Ruth A. Purpoint DSHPO 12/23/13
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register determined eligible for the National Register

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

 other (explain:)

Joe Nelson H. Beall 2.14.14
Signature of the Keeper Date of Action

Troy Waste Manufacturing Company Building
Name of Property

Rensselaer, New York
County and State

5. Classification

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

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

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

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

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

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

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

INDUSTRY/manufacturing facility

Current Functions
(Enter categories from instructions.)

COMMERCE/specialty store

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY

REVIVALS: Classical Revival

Materials
(Enter categories from instructions.)

foundation: Brick

walls: Brick

Terra Cotta

roof: Not visible

other: Concrete

NARRATIVE DESCRIPTION ON CONTINUATION PAGES

Troy Waste Manufacturing Company Building
Name of Property

Rensselaer, New York
County and State

8. Statement of Significance

Applicable National Register Criteria

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

STATEMENT OF SIGNIFICANCE ON CONTINUATION PAGES

Areas of Significance

Industry
Architecture

Period of Significance

ca. 1908-1949

Significant Dates

ca. 1909

Significant Person

(Complete only if Criterion B is marked above.)

n/a

Cultural Affiliation

n/a

Architect/Builder

M. F. Cummings and Son/ Architects

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Troy Waste Manufacturing Company Building
Name of Property

Rensselaer, New York
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Acreage of Property .46 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1 _____
Latitude: _____ Longitude: _____

3 _____
Latitude: _____ Longitude: _____

2 _____
Latitude: _____ Longitude: _____

4 _____
Latitude: _____ Longitude: _____

UTM References

(Place additional UTM references on a continuation sheet.)
_____ NAD 1927 or _____ NAD 1983

1 18 607496 4732386
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (On continuation sheet)

Boundary Justification (On continuation sheet)

11. Form Prepared By

name/title Debbie Sheals and Andrea Herries
organization Historic Preservation Consultant date October, 2013
street & number 29 South Ninth St. #204 telephone 573-874-3779
city or town Columbia state MO zip code 65201
e-mail debsheals@aol.com

Additional Documentation

Submit the following items with the completed form:

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

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

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

Troy Waste Manufacturing Company Building
Name of Property

Rensselaer, New York
County and State

Photographs

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

Photo Log:

Name of Property: Troy Waste Manufacturing Company Building

City or Vicinity: Troy

County: Rensselaer State: New York

Photographer: Debbie Sheals

Date
Photographed: August, 2013

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

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

- 1 of 15: Southwest corner
- 2 of 15: Street view, from south on River St.
- 3 of 15: West wall
- 4 of 15: Street view, from north on River St.
- 5 of 15: Northeast wall
- 6 of 15: Northeast wall
- 7 of 15: East wall
- 8 of 15: South wall
- 9 of 15: Detail, west wall
- 10 of 15: Primary entrance, west wall
- 11 of 15: First floor, north
- 12 of 15: Stairs, second floor
- 13 of 15: Third floor, southeast
- 14 of 15: Fourth floor, southwest
- 15 of 15: Fifth floor, north

Figure Log:

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

1. Location map.
2. 1951 Sanborn map
3. Typical floor plan.
4. Fire at the first Troy Waste Manufacturing Co. Warehouse.
5. 1910 Directory Ad for the company.
6. 1914 Advertisement.
7. River Street in 1913.
8. Boundary Map.

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Troy Waste Manufacturing Company Building
Name of Property
Rensselaer, New York
County and State
Textile Factory Buildings in Troy, New York, 1880-1920
Name of multiple listing (if applicable)

Summary:

The Troy Waste Manufacturing Company building is a five-story textile factory with brick walls, a flat roof and a high basement. It is located at 444 River Street, in Troy, Rensselaer County, New York. Most of the building was constructed ca. 1908; a small addition to the north was completed approximately a year later. It has seen no additions or exterior alterations of note since. It was built for the Troy Waste Manufacturing Company, which occupied the building until 1949. The building occupies almost all of a triangular block located northwest of the intersection of River and Jacob Streets; it is the only resource on the property. The building was clearly designed for this site; it follows the triangular shape of the lot, and each wall which overlooks a street has matching Classical Revival style ornamentation. The façade, which faces west to River Street, features a tall square tower and a formal entranceway. A bronze plaque above the main entrance reads "Troy Waste Mfg. Co." Inside the building, the tower contains a wide staircase which accesses all levels of the building. Each floor is divided into four main sections, which are separated by heavy brick walls. Most sections retain their original open floor plans, and all have heavy wood framing and evenly spaced support posts. The Troy Waste Manufacturing Company building is a highly intact example of mill-construction and the property type, "Troy Textile Factories, 1880-1920," as discussed in the MPDF cover document "Textile Factory Buildings in Troy, New York, 1880-1920."

Elaboration:

The building is located on the northern edge of the Troy commercial district, in an area that has been a center of commercial and industrial development for well over a century. It occupies almost all of a small triangular block which is bounded by River Street on the west, Jacob Street on the south, and King Street on the northeast. The lot slopes gently down to the west; the basement level is partially above grade on the west, and fully below ground on the northeast.

River Street runs close to the east bank of the Hudson River, which is just a few hundred feet from the west wall of the Troy Waste Building. (See Figures 1 and 2.) Most of the properties east of the building are residential,

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Name of Property Rensselaer, New York
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while those along River Street to the south are commercial. Many of the properties on the west side of River Street to the north housed other textile factories in the early 20th century, including the land directly across River Street, which is now a parking lot.

The Troy Waste Manufacturing building is the same shape as the lot it occupies, with flat walls which face west to River Street and south to Jacob, and a longer wall follows the angled path of King Street. The southwest and southeast corners of the building are clipped. The southwest corner, which faces the busiest streets, is curved, and one on the southeast cuts across in a straight line. (Photos 1, 7, and 9.) The building extends nearly to the lot-line everywhere except the north tip of the block. That area, which is now a small parking lot, contained unrelated small commercial buildings until the last third of the 20th century.

The exterior walls of the building are all built of the same type of brownish red brick, and all except the north have nearly identical architectural detailing. The upper walls are all filled with even rows of window openings and accented with cream-colored glazed terra cotta ornamentation. All of the window openings in the building are flat topped, and each has a wide glazed terra cotta sill. Most contain paired 1/1 wood sashes that appear to be early or original. Each wall is missing a few sashes; those that are in place are in fair to poor condition.

The terra cotta ornament is one of the most prominent features of the building. A wide band of terra cotta which is has a running Greek key pattern runs in a continuous line across the facade and around to the south and northeast walls. There are also several smaller horizontal bands of terra cotta trim at the sill line of the fifth floor windows. They project out farther than the lower band and are supported by stepped courses of brick to form stylized cornices. (Photo 9.) They are ornamented with smooth vertical grooves which resemble the fluting of classical columns. Those small cornices are used on all street-facing walls, but the line breaks at building corners and the junctions between the original building and the early north addition. The upper edges of the walls are accented by round terra cotta medallions and a shallow band of brick ornament, which consists of projecting bands of brick and oversized brick

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dentils. The terra cotta is generally intact and in good to fair condition, although there are a few broken pieces, and most elements are heavily soiled.

Although the street-facing walls all have the same type of ornamentation, each has a different pattern of fenestration. The west wall is clearly intended to serve as the façade. It has ten window bays--seven in the original building, and three in the early addition, which is on the north. (See photos 1-3.) The central bay of the original section features a square brick tower which is a full two stories taller than the rest of the building. The top edge of the tower is accented to match the top edge of main walls, with bands of brick and oversized brick dentils. The upper tower has paired 1/1 windows, and a wide projecting brick band that is located just below the windows. There are two sets of windows on each side wall and one each on the front and back walls. The side walls of the upper tower bear traces of light colored paint, from wall signs that were added in the mid-20th century. The section of the tower located just above the main roofline has simple flat brick walls with small, widely spaced windows. A single door on the north side of the tower provides rooftop access.

The formal entrance to the building is located in the base of the tower, which is integrated into the main block of the building below the fifth floor. The entrance bay projects a few inches at the basement and first floor levels. (Photo10.) A short flight of concrete steps leads up from the sidewalk to the wide double doorway at the first floor. The doorway and a separate transom above are recessed more than two feet into the wall, and surrounded by panels of ornamental brickwork. The panels are formed by raised bands of brick which are filled with bricks laid in a chevron pattern. The doors are modern; the masonry opening is original. The transom, which is also early or original, is fronted with an ornamental metal grill that has a diamond pattern accented with star-shaped medallions. Similar grills are used on the basement windows of the façade.

There is also a second, smaller doorway on the north side of the façade, in the early addition. That doorway is narrower and less formally detailed. It is set within a simple opening at the base of a window bay. It has double doors and is topped by paired 1/1 windows that are similar to those used elsewhere

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on the building. The wood doors, which appear to be early but not original, have three panels each. They have been patched with planks in recent years, and are in poor condition.

The upper floors of the south wall are detailed to match the façade, and the first floor has four large dock doors that appear to be original. Each dock opening is topped with an angled frame canopy that is fairly early but not original. (Photo 8.) Two of the doorways have what appear to be original sliding doors, and two have been partly framed in to accept garage doors that appear to be several decades old. All of the doors are of painted wood. The older doors each have four solid panels and a band of three small windows. The newer doors have smaller solid panels.

The northeast wall is similar to the west and south, except that it has no exposed basement; the sills of the first floor windows are just a few feet above grade. (Photo 6.) There are three dock doors on that wall, two at the north end of the original section, and one in the early addition. Two are sheltered by sloped canopies that are similar to those on the south wall, and one has a small newer frame loading dock that has a ramp and a short staircase. All three doorways have early or original paneled doors that are topped by separate three-light transoms.

The north wall of the building is flat and unadorned. (Photo 4.) A three-story commercial building which occupied the adjacent lot during the period of significance has since been demolished, leaving a tall section of rough masonry where the two buildings shared a side wall. The upper part of the north wall has smoother brickwork, but no applied ornament. There are three small single windows each on the 4th and 5th floors of that side of the building.

The interior of the building has seen remarkably few changes. Each floor has a nearly identical floorplan which includes a central staircase and four large open rooms. (See Floorplan, Figure 3.) The formal doorway on the façade opens to a large central staircase which runs from the basement to the tower. (Photo 12.) Heavy brick walls separate the stair shaft from the rest of the building. The wide u-shaped stairs also wrap around a central brick wall which includes a fire door at most intermediate landings. The main landings

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each have two doors into the adjacent rooms, one to the north and one to the south. Almost all of those doorways have early or original fire doors as well. The stairway has simple finishes which include painted brick walls, pipe hand handrails, and painted wood treads and risers, all of which are early or original.

The four main rooms on each floor are separated by brick walls, and many of the interior doorways include fire doors. Each section has its own small freight elevator. The building features "mill-construction," which combines load bearing masonry outer walls with a heavy timber framework for the interior spaces. That structural system is readily evident in the interior spaces, which are filled with even rows of heavy square wood posts. The posts support large wood beams which consist of thick planks that are bolted together. The beams, which run north-south support heavy wood planks that run perpendicular to the beams. The planks, which are used in lieu of joists, are topped with rough flooring. Most of the flooring is laid diagonally.

There are also several rooms in the building which have metal troughs inset into the floor at the base of the brick dividing walls. They were reputedly used to collect potentially flammable lint from the fabric scraps that were stored in the building. The lint was swept into the troughs, where it could be dampened for easy removal.

Interior finishes are minimal. The only area which appears to have had any finish when new is the west end of the southwest section, which probably contained the original offices. That area has since been remodeled, but the recent removal of some modern finishes revealed that the walls and ceilings are covered with beadboard, and several of the early posts and beams have smooth wood sheathing and simple molding which is early or original. Modern finishes have been added to most of the two south sections of the first floor. Modern changes there include carpet or tile flooring and some new interior partitions which are finished with drywall or wood paneling. The rest of the first floor is largely unfinished, with brick walls, rough wood flooring and exposed wood posts and ceiling planks. Most of the walls and ceilings have been painted, while many of the posts have not. The south interior wall of the north room, which is part of the early addition, has a rough masonry wall which probably

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adjoined an older building next door when the first section of the Troy Waste Building was constructed. (Photo 15.) All other interior brick walls have smooth, evenly finished surfaces.

The basement and upper floors have seen few changes since the period of significance. They are all largely unfinished, and only a few areas have new interior partitions. The second floor has seen the most alterations, and even those have been relatively minor. That floor has several new partition walls, and many of the floors have been covered with vinyl or asbestos tile. Most other finishes on that level are intact, however, including exposed ceiling framing and painted brick walls. Floors 3-5 are highly intact, with few to no new walls or changes to the original finishes.

Although most of the building is structurally sound and in fair to good condition, there is one section that has is deteriorated. The southeast section of the third, fourth and fifth floors have all seen significant water damage, which probably occurred due to a long-term roof leak. Almost all of the ceiling planks on the third floor, and many on the fourth floor have been removed in a stalled attempt to repair the damage. (Photo13.) The fourth and fifth floors are also missing a few support posts, which have been replaced with temporary braces. Much of the original floor structure is still in place on the fifth floor, but it is badly splintered and in very poor condition.

The building was used as a warehouse and office for the Troy Waste Manufacturing Company from the time it was built until 1949. The Waste Company appears to have been the only user until the mid-1940s, when the McCarthy Assets Corporation (a related company) began sharing the space. Later uses include more than a decade as a furniture company warehouse and several years as the home of the Marvin Neitzel Company, one of Troy's last textile manufacturers. Current tenants include a flea market in the basement and arts organizations in part of the 2nd and third floors.

Conclusion

Overall, the Troy Waste Manufacturing building is highly intact, and in fair physical condition. It has seen no exterior alterations of note since the north addition was completed more than a hundred years ago. The exterior

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Textile Factory Buildings in Troy, New York, 1880-1920

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masonry and terra cotta ornamentation used on the exterior walls is little changed, and most is in good condition, albeit in need of cleaning. The interior of the building clearly reflects its long industrial function, and offers a good illustration of mill-construction. There have been few interior plan changes, and almost all interior finishes in the building are original. The damage on the upper floors of the southwest section is repairable, and the loss of original fabric in that area is not extensive. The building offers a notably intact example of the "Troy Textile Factories" property type.

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Troy Waste Manufacturing Company Building
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Period of Significance (Justification)

The period of significance for the property runs from the time of its construction, ca. 1908 to 1949, the last known year of its association with the Troy Waste Manufacturing Company.

Summary:

Established to take advantage of the booming cuff and collar industry in Troy, New York, the Troy Waste Manufacturing Company processed clippings and material waste from nearby textile mills in the late 19th and early 20th centuries. The building at 444 River Street in Troy was constructed by the Troy Waste Manufacturing Company for warehouse and office space, functions it retained into the mid-20th century. It is locally significant in the areas of Industry and Architecture under National Register Criteria A and C. It is a good example of the property type, "Troy Textile Factories, 1880-1920," as discussed in the Multiple Property Documentation Form (MPDF) "Textile Factory Buildings in Troy, New York, 1880-1920." It is significant in the area of Industry for its long association with the Troy Waste Company, which was one of the city's leading "shoddy" companies. At the time the company was in operation, the term "shoddy" referred to short loose fibers created by processing rags or scraps of existing fabric. In a city that led the nation in the production of cloth shirt collars and cuffs, fabric scraps were readily available, and the processing of textile factory waste proved to be a lucrative business. Architecturally, the building serves as a good example of "mill-construction," as discussed in the MPDF. It is also locally significant as one of the only buildings in the MPDF study group to feature Classical Revival styling. Designed by the well established Troy architectural firm of M. F. Cummings and Son, this building was probably designed by Frederick Cummings, who took over the firm after the death of his father in 1905.

Elaboration:

The Capital Region of New York has enjoyed industrial development since the state decided to expand its economic interests into iron production in the 1730s.¹ Natural resources such as iron ore, wood for charcoal from the forests and limestone for flux existed in the Hudson Valley and northern Adirondack

¹ Don Rittner, Troy: A Collar and Cuff History, (Charleston, SC: Arcadia Publishing, 2002) p.83.

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area.² Production of iron products began to accelerate in the early 1800s, when waterways such as the Hudson River, and the Wynantskill and Poestenkill Creeks supplied water power and a means for shipping goods in and out of area. Located at the head of navigation of the Hudson River, New York towns that grew up around the iron factories include Troy, Lansingburgh, Green Island, Cohoes and Waterford.³

Other early industries used the waterways for production, including paper mills, cotton and woolen mills and grain mills.⁴ In 1807, John Lambert, an English traveler, predicted great things for Troy, due to its access to waterways: “The trade which Troy has opened with the new settlements in the northward, through the states of New York and Vermont, as far as Canada, is very extensive, and in another twenty years it promises to rival the established city of Albany. Its prosperity is indeed already looked upon with an eye of jealousy by the people of the latter.”⁵

In Troy, iron fed the local economy but so did textiles. The collar and cuff industry, which began to develop in earnest in the 1850s, and by the dawn of the 20th century dominated the local economy. This industry emerged due the inventiveness of Mrs. Hannah Lord Montague and the entrepreneurial efforts of her husband, Orlando Montague, and his business partner Austin Granger. Montague’s and Granger’s business partnership of 1834 facilitated the first cuff and collar factory in Troy. They were quickly followed by other businesses, which were all creating the collars by hand. The introduction of the Wheeler and Wilson sewing machine into the cuff and collar industry in the early 1850s provided a catalyst for rapid growth. By 1901, the town was home to some 26 cuff and collar factories, and nearly one in four residents of the city working in the collar and cuff industry.⁶

That remarkable level of growth also supported the development of related business, such as laundries to prepare the finished product for

² Ibid, p.79

³ Weise, Arthur J., *The City of Troy and Its Vicinity*, (Troy, NY: Edward Green, 1886) pp. 290,296.

⁴ Lopez, Michael and William E. Krattinger, “Textile Factory buildings in Troy, New York, 1880-1920, Multiple Property Documentation Form,” (Albany, New York, 2013) p. E2.

⁵ Weise, p. 294.

⁶ Lopez and Krattinger, p. E4.

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distribution, and “waste manufacturers,” who transformed textile scraps from the mills into a variety of finished products. Outgrowth of the laundry and waste industries from the textile factories was reflective of previously harnessed opportunities of the area; such as the available natural resources that provided for development of the iron and steel productions during the 1800s, the water ways that powered them and moved their product, and the sewing machine that facilitated the rapid growth of the cuff and collar industry.

The Troy Waste Manufacturing Company, which was incorporated on February 1, 1883, was one of the first businesses in Troy to take advantage of the local supply of textile scraps. The company established a mill in nearby Cohoes soon after they incorporated, and by 1896 had erected a large building on River Street in Troy to house its offices and serve as a warehouse. That large brick building, which occupied the south end of the current lot, was destroyed by fire in 1907. (Figure. 4.) The fire, which is said to have smoldered for month, was large enough to merit a short article in the New York Times. The article claimed that the lost building had been one of the largest in the city, and that the fire had created a loss of “about \$150,000,” which would be more than \$3 million in 2013.⁷ The article noted that “the building was filled with shoddies, cotton batting, and waste.”

Although the word shoddy has come to be synonymous with terms such as substandard or inferior, it carried a different meaning in the late 1800s. The term shoddy was originally used to describe fibers produced from the reclamation of cotton and wool products. One description of the shoddy industry that was written in 1907 noted that “the word shoddy is, without a doubt, a modern factory term,” which the author noted came from the word “shode,” a derivative of “shed,” which referred to the practice of making shoddy from lint and fluff that was shed during the process of weaving or spinning.⁸ Manufacturers later developed a process which reduced existing scrap cloth to individual fibers which were in turn used to make new products.

⁷ “\$150,000 Fire in Troy,” New York Times, Feb 2, 1907, p. 3, and

<<http://www.dollartimes.com/calculators/inflation.htm>> Accessed October 2013.

⁸ Henry G. Kittredge, “Shoddy, or the History of a Woolen Rag,” The Technology Quarterly and Proceedings of the Society of Arts. Vol. XIX, (Boston: Massachusetts Institute of Technology, 1906) p. 66.

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Although shoddy could be produced from used rags, “new clips” from textile companies or tailor shops offered a more consistent product.⁹ The processing of shoddy from textile scraps required several steps which included chemical treatment, heating and drying, washing out the chemicals and finally processing and packaging the shoddy for shipment to textile and paper factories. Once those steps were completed at the Troy Waste Company’s mill in Cohoes, the finished goods could be sent to the warehouse on River Street to be sorted and shipped as needed. The building was also used to store raw materials until they were needed at the mill.

The short fibers of shoddy were used for a variety of products. Cotton shoddy could be used for everything from cardboard to fine paper, as well as cloth batting. Wool shoddy, sometimes called rag wool, could also be used for batting, as well as new textiles. Shoddy produced from merino wool was the highest grade. The Troy Waste Company claimed to “specialize in Merino shoddies,” but also processed cotton and produced paper and cotton batting. (Figure 4.)

The Troy Waste Manufacturing Company acted quickly to replace the warehouse that was lost in the 1907 fire. They appear to have begun work on a replacement structure almost immediately. By 1908, they were back in business at the same location, this time in a new five-story Classical Revival style building that was designed by one of the city’s most prominent architectural firms.¹⁰ The company clearly considered the new building to be the company headquarters; an advertisement published in a trade journal a few years later featured a drawing of the new building and listed the River Street address in Troy as a point of contact, with the note that the “Office and Warehouse” were in Troy, with the “Mill at Cohoes.” (Figure 6.)

The design of the new building is credited to the architectural firm of Marcus F. Cummings & Son. It was probably designed by Frederick Cummings, the son in that partnership, who continued the business after his father’s death in 1905. The Cummings’ firm was one of the top architectural

⁹ Kitteridge, p. 72.

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firms in Troy in the late 1800s and early 1900s. Marcus F. Cummings had been known for his use of Late Victorian styling on a range of property types, but this building represents a move toward newer trends in architecture which favored simpler forms and classically inspired detailing. That change was likely influenced by Frederick Cummings, a younger man who would have been more open to the use of new styles. Typical Classical Revival elements of the new Troy Waste Manufacturing Building include a simple angular form, a quieter roof line, Classical details and non-arched fenestration.¹¹ As Lopez and Krattinger observed in the MPDF:

The Cumming's office design for the Troy Waste manufacturing Building, 1909, was expressive of the move away from Romanesque forms to those of simplified Classical inspiration, representative of the renewed interest in Roman and Greek architecture in America that characterized the turn of the twentieth century. Its exterior is expressive of the coming trend towards astylar, more functionally designed factories, and the move away from historical ornamentation for this building type.¹²

The new building also featured "mill-construction," a construction method which was developed to limit damage in the event of a fire. After the disastrous fire which claimed the Waste Company's first warehouse, the owners no doubt instructed the architects to use as many fire-resistant building practices as they could. Mill-construction features the use of a heavy masonry walls that provide a structural shell, and an interior system of posts and beams that are designed to resist fire but also to fall away from the exterior walls without pulling the whole building down if they are burned.¹³ Other typical fire-resistant features of the building include numerous fire doors, the location of the stairway in a brick enclosure, an automatic sprinkler system that was fed by a large water tank in the tower, and the division of the interior spaces via heavy brick walls. The compartmented plan was no doubt

¹⁰ 1908 City Directory, and Lopez and Krattinger, p. E16.

¹¹ Marcus Whiffen, American Architecture Since 1780, A Guide to the Styles, (Cambridge, MA: The MIT Press, 1996), p.167.

¹² Lopez and Krattinger, p. E9.

¹³ Lopez and Krattinger, p. E11.

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developed in reaction to the fire in the original warehouse, which was said to have “spread through the entire structure” in less than an hour.¹⁴

The new building was expanded almost as soon as it was completed, with the addition of a three-bay section to the north end of the building. City directory listings show an increased range of addresses between 1909 and 1910, which indicates that the addition section was completed late in 1909 or early in 1910. It was definitely finished by 1913, when the building was photographed during a flood of the Hudson River. (Figure 7.) The addition, which features construction and ornamentation that are identical to that of the original building, was likely designed by the Cummings office as well.

One man who oversaw the rebuilding of the warehouse was Peter McCarthy. Serving as treasurer for the Troy Waste Company when it was incorporated on February 1, 1883, McCarthy stayed with the company for 36 years. He began the business with Henry Meritt, the original president, and Chas Mahoney, secretary, and became president himself in 1913. He continued in that role until his death on May 28, 1919 at the age of 74.¹⁵ Born in November of 1845 in New York, the son of Irish immigrants, Peter McCarthy spent the majority of his life in Troy, New York where he became a leading businessman. His obituary in the New York Times noted that “Beginning life penniless, he acquired a fortune estimated at several million dollars.”¹⁶ He served on numerous boards, was politically involved at the local and state level, and was credited as being a generous philanthropist.

Peter McCarthy appeared to have had his hand in almost everything that affected the success of the company. In 1908 he was listed as both treasurer and “manager of shoddies and bats.” He was also involved in related auxiliary interests. He served as the secretary and treasurer of the Wayside Knitting Company for years, and he was on the board of directors for the Troy City Railway Company. He was also involved in a takeover of the International Pulp

¹⁴“\$150,000 Fire in Troy,” New York Times, Feb 2, 1907, p. 3.

¹⁵ Weise, pp. 326-327, and “Peter McCarthy Dead,” New York Times, May 30, 1919, (Proquest Historical Newspapers: The New York Times 1851-2009,) Accessed Oct. 2013.

¹⁶ “Peter McCarthy Dead.”

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Company as a stockholder on June 3, 1903.¹⁷ All tallied, Peter McCarthy served on the board or was acting director for 16 different companies, most of which were related to the waste, knitting and transportation industries.¹⁸ Even politically, he may have served the interests of his companies and the town's industry by serving as a member of New York's Electoral College during the presidential race between William McKinley and Theodore Roosevelt in 1901¹⁹

Shortly after the new warehouse on River Street was constructed, the McCarthy family took over full management of the Troy Waste and Manufacturing Company. By 1913 Peter McCarthy was serving as president, Frank McCarthy was treasurer and general manager, and Robert H. McCarthy as secretary.²⁰ That change began a thirty year span of time in which a member of the McCarthy family served as president of Troy Waste Manufacturing Company.

The change in board of directors may have been influenced by a labor dispute which took place in 1913. On April 28 of that year The Troy Record reported:

SHODDY STRIKE. Shoddy plants and bat shops in Cohoes and Troy are idle today after management's first attempt to bring in replacement workers fails...The striking garment workers, represented by the Textile Workers of America, demand improved working conditions. The Cohoes strikers are unionized, while the Troy workers who walked off their jobs at Troy Waste Manufacturing are seeking admission into the union after management on this side of the river rejected their demands.²¹

¹⁷ "They Will Control the International Pulp Company," New York Times, June 4, 1903, (Proquest Historical Newspapers: The New York Times 1851-2009).

¹⁸ A Thousand American Men of Mark of To-Day, (Chicago, IL: American Men of Mark, 1917) p. 244.

¹⁹ "Electoral Colleges Meet", New York Times, Jan. 15, 1901, p.1. (Proquest Historical Newspapers: The New York Times (1851-2009).

²⁰ "Davidson's Hosiery and Knit Goods Trade" (23rd ed. New York: Davidson Publishing Co., 1913), p. 454.

²¹ "This Day in 1913 in The Record: April 28, 1913," Troy Record online <http://www.troyrecord.com/articles/2013/04/28/news/doc517ab19b92db4381318480.txt?viewmode=fullstory>.

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Labor strikes were a common event in the United States and Troy during the period of significance. Strikes in the U.S. began to increase in the early 1880s and did not take a significant downturn until just before the 1920s.²² Several factors contributed to unrest among textile workers in Troy. First, the city had a large immigrant population who often worked long hours in unhealthy and hazardous jobs. As the textile business became more competitive, working conditions appear to have deteriorated. A description of work in the factories which was written in 1907 by a woman who spent thirty years as a collar starcher chronicled the changes in working conditions that she had experienced. She noted that

I thoroughly enjoyed my first working years...We were not driven as such a furious pace, for, of course, there was not nearly the business done then that there is now....The working hours were not long, about eight hours a day. We went to work about nine...the day passed quickly with the talk and sometimes a bit of song to liven things up....We have to be at the tables at seven now...as for talking or singing, the foreman would have a fit if anything like that should happen. In our factory all talk is forbidden. You run the risk of instant dismissal if you even speak to the girl across the table.²³

A state report written in 1900 shows that working hours had increased significantly as the industry developed, listing an average 60 hour work week for the employees of the Troy Waste Manufacturing Company.²⁴

Another factor which increased the number of strikes is that the city offered employment in both the textile and iron industries.²⁵ Textile workers

²² P.K. Edwards, Strikes in the United States, 1881-1974, (New York: St. Martin's Press, 1981), pp.14-15.

²³ Hamilton Holt, ed., The Life Stories of Undistinguished Americans: As Told by Themselves. (New York: J. Pott & Co., 1906)
<http://www.digitalhistory.uh.edu/voices/social_history/4collar_starcher.cfm
Digital History>Voices>Social History>A Collar Starcher's Story> Accessed October 2013.

²⁴ Fourteenth Annual Report of the Factory Inspector of the State of New York, for the year ending November 1899, (Albany: James B. Lyon, State Printer, 1900), p. 451.

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were almost all women, while iron worked were overwhelmingly male. This allowed for cross-gender alliances, where unions from the iron and textile industry supported each other's efforts.²⁶ Finally, the atmosphere of the textile industry was volatile and competitive, especially in the early 1900s. David Goldberg states in his article "Twentieth-Century Textile Strikes," that the "textile industry has historically been a highly competitive industry, and labor costs comprised a high percentage of total costs."²⁷

The Troy Waste Manufacturing Company survived the strike of 1913, and continued to operate with the leadership of the McCarthy family. City directory entries show that Robert H. and Frank McCarthy managed the business after the death of Peter McCarthy, with Maurice Stack serving as superintendent. The building in Troy continued to house company offices as well as warehouse space for the mill in Cohoes, which, according to a company profile published in 1921, operated 5 sets of cotton and 5 sets of woolen cards, 3 willow, 7 pickers, 15 garnets, 2 boilers and 1 water wheel.²⁸ That same profile included a note that "direct sales" were handled at the building on River Street.

The company continued to operate out of the River Street building until the middle of the 20th century. A 1930 directory shows that Robert H. McCarthy was president, with William D. Mahoney as vice-president, and Albert P. McCarthy as secretary. The management team slowly downsized, and by the mid-1940s Robert McCarthy was the only officer listed in city directory entries, which described him as the president-treasurer. Those same directories show that he had diversified his business interests in the same time period. Around 1945, the River Street warehouse gained a new occupant—the McCarthy Assets Corp., which was also headed by Robert McCarthy. City

²⁵ Carole Turbin, Working Women of Collar City: Gender, Class and Community in Troy, New York 1864-1886, (Urbana, IL: University of Illinois Press, 1992), p.41

²⁶ Turbin, pp. 196-207, and James S. Corsaro and Katherine Roe, "Labor and Industry in Troy and Cohoes: A Brief History" (Updated and Revised by Dr. Gerald Zahavi and Susan McCormick, Department of History, University of Albany, 2000.)
<<http://www.albany.edu/history/Troy-Cohoes/>> Accessed Oct. 3, 2013.

²⁷ Goldberg, David J., "Twentieth-Century Textile Strikes," The Encyclopedia of Strikes in American History, (EBSCO Publishing: ebook Collection, 2009), p. 330

²⁸ "America's Textile Reporter: For the Combined Textile Industries," (Vol. 34, Issue 11, 1921), p. 564.

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directories continued to list the Waste Company as the owner of the property and the Assets Corporation as a tenant until 1949, when the building appears to have been sold to the Union-Fern Furniture Company. The Waste Company probably closed completely or left town the same year, as they stop appearing in Troy “white page” listings as well.

The Union-Fern Furniture Company was listed as the only occupant of the River Street building in a 1950 city directory and it is labeled as a warehouse for “Union-Fern Inc.” on the 1951 Sanborn Fire Insurance map of the property. (Figure 2.) Union-Fern was a local company, which had been in business in Troy since 1899, when Joseph Goodman opened the Union furniture company at 154 River Street. Goodman’s company purchased controlling interest in the Fern Furniture Company in 1921, to form the Union-Fern Furniture Company, and the business later opened branches in Albany and Schenectady.²⁹ The Union-Fern Company used the Troy Waste Manufacturing Co. building as a warehouse until the early 1960s, when the company filed for bankruptcy.

The former Waste Company building appears to have been mostly vacant until 1976, when the Marvin Neitzel Corporation began making nurses’ uniforms and hospital supplies there. Marvin Neitzel is significant as one of the city’s longest lived textile companies, and the last to operate in Troy. In 1886, E. W. Marvin joined Gunnison & Son, a company that made ladies linen collars and cuffs. The company changed its name two more times until it incorporated as E. W. Marvin Company in 1908. In 1917 Raymond Neitzel joined the firm, and the company saw a final name change to the Marvin Neitzel Corporation around 1931. Marvin Neitzel produced uniforms at 444 River Street until 2002.³⁰ Since then, the building has been little used. A few attempts to redevelop the property were unsuccessful, and it was eventually purchased by the Troy Local Development Corporation, with plans to market the property for adaptive reuse. That effort has proven to be successful, and

²⁹ “Union-Fern Joins Chain in Concern’s 50th Anniversary,” The Kingston Daily Freeman, 14 Sept. 1949, p. 12.

³⁰ Troy: A Collar City History, p. 101, and Don Rittner, “A ‘Shoddy’ Building No More.” <<http://www.donrittner.com/his281.html>> Accessed 29 September 2013.

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the building is now targeted for a major historic rehabilitation project, which will ensure it continues to be used well into the future.

Conclusion: Significance

As a synergetic company that transformed waste from one industry into useful new products, the Troy Waste Manufacturing Company boosted the already significant economic impact of the cuff and collar industry in Troy. The large warehouse they constructed on River Street is significant for its long association with the company. It also provides a good late example of mill-construction. It is the only building within the MPDF study group to utilize Classical Revival styling, and it illustrates the beginning of a trend to simpler forms and more restrained ornament for industrial architecture.

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Ward
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1241152. Web. 14 Oct. 2013.

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<<http://www.troyrecord.com/articles/2013/04/28/news/doc517ab19b92db4381318480.txt?viewmode=fullstory>> Accessed Oct. 1, 2013.

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Verbal Boundary Description

The triangular lot is bounded on the south by Jacob Street, on the West by River Street, and one the northeast by King Street.

The boundaries for the property are indicated by a heavy dashed line in Figure 8.

Boundary Justification

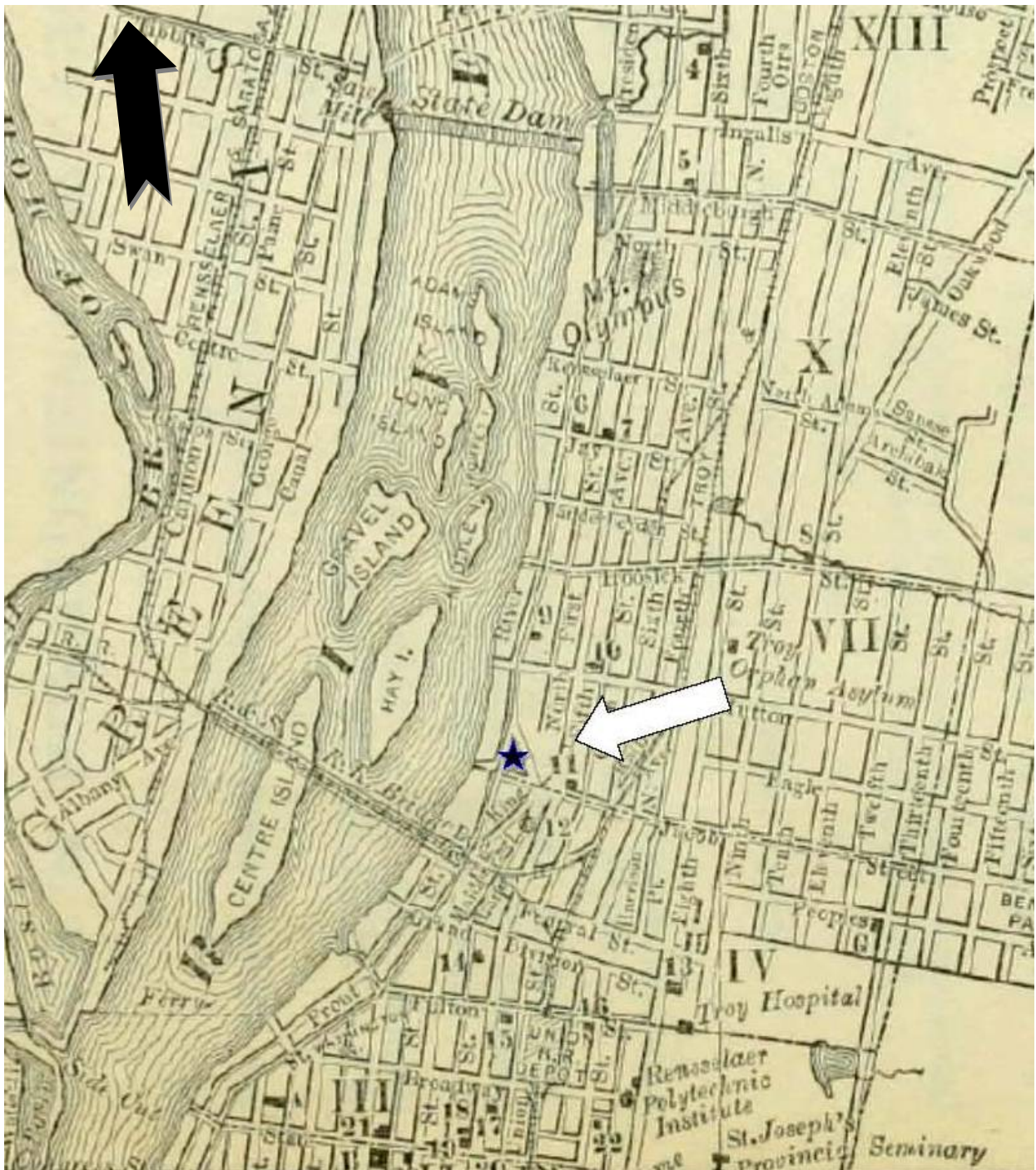
The current boundaries encompass all of the land currently and historically associated with the building, as well as a small lot at the north end of the building which was added after the period of significance.

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Figure 1. Early Map of North Troy, with factory location marked.
From Arthur James Weise, *The City of Troy and Its Vicinity*. (Troy, NY: Edward Green, 1886.)

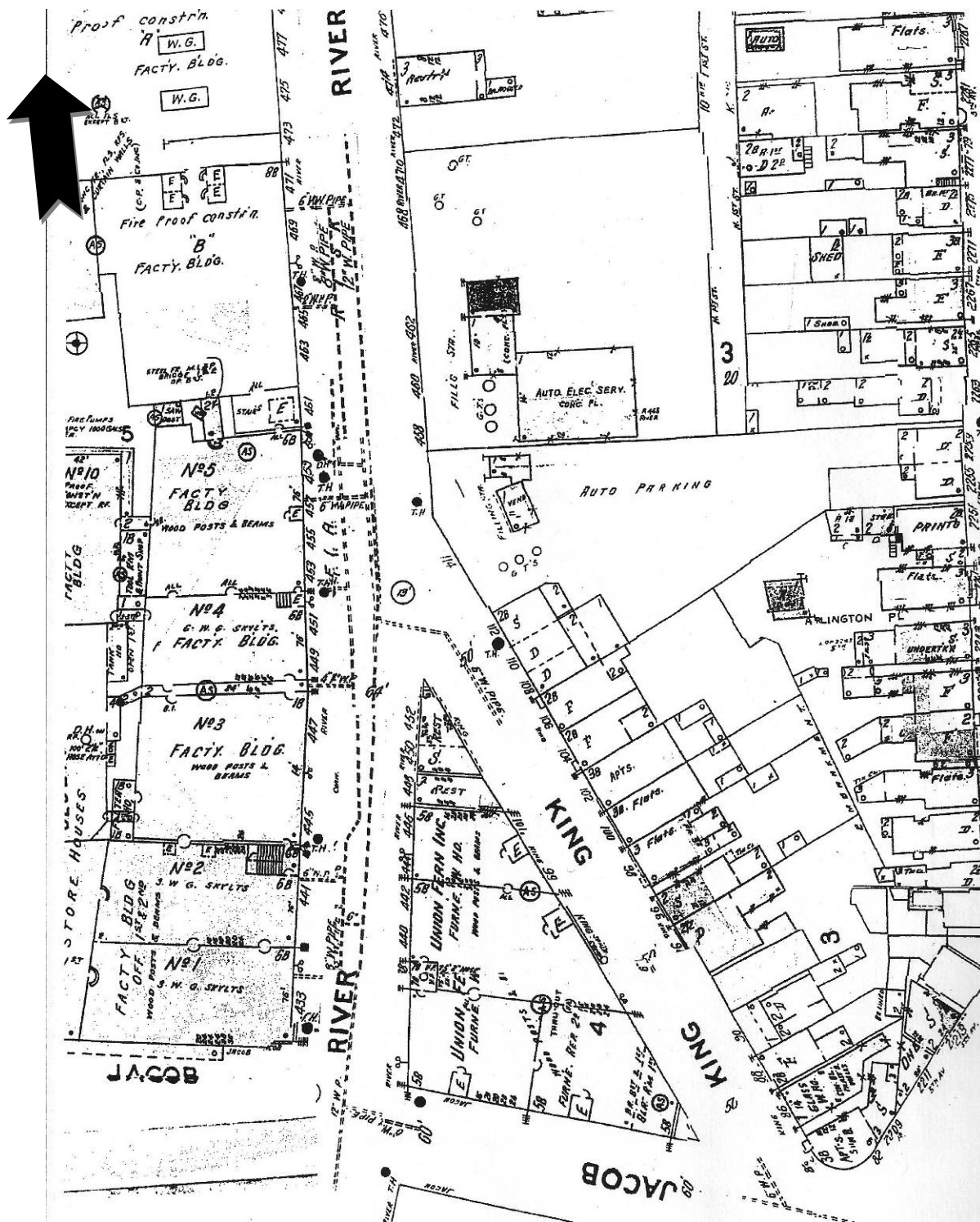


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Figure 2. 1951 Sanborn Map. The Troy Waste Company building is in the lower center of this view, labeled Union Fern Co. The buildings shown at 448-452 River in this view have since been replaced with a small parking lot.

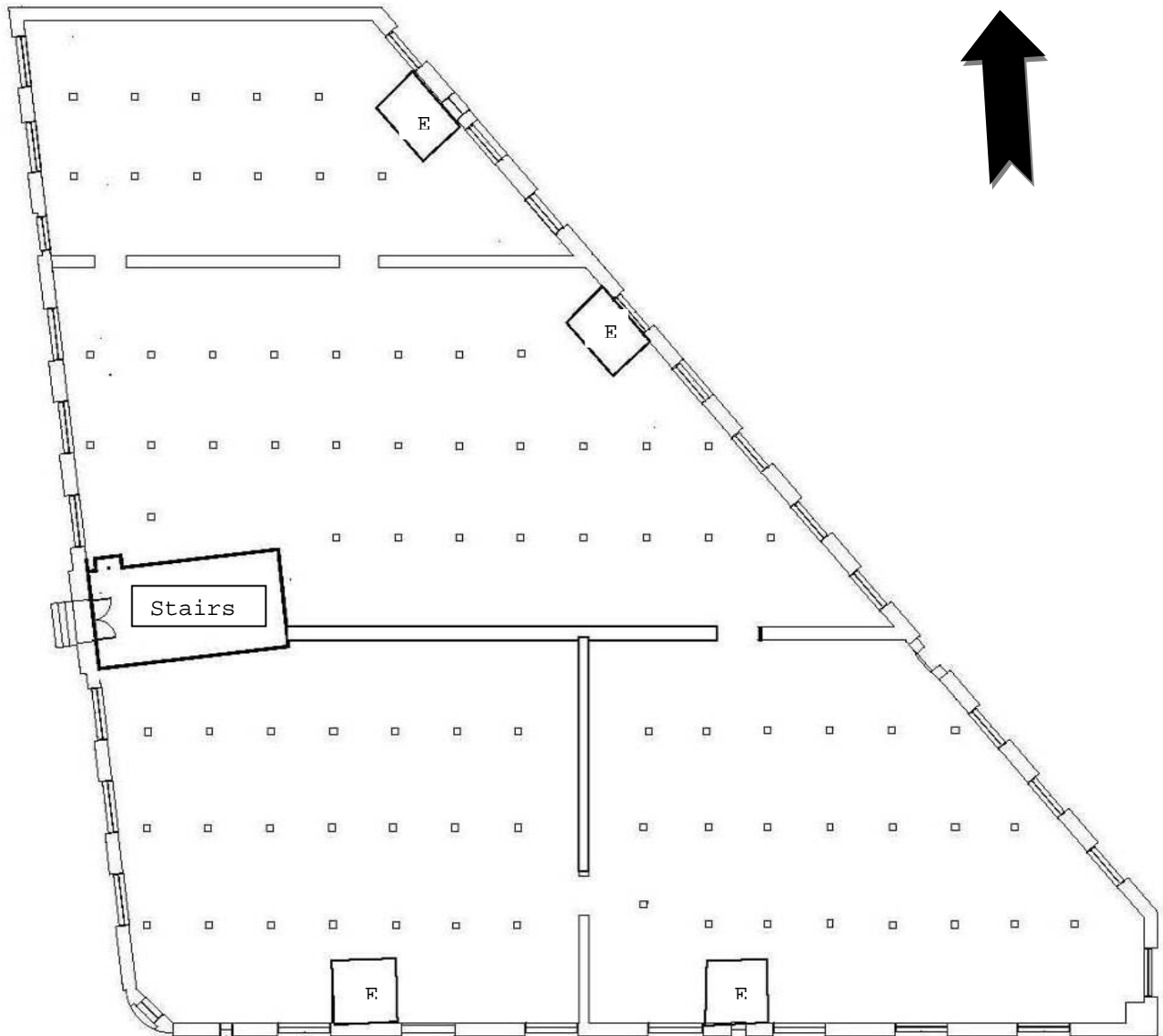


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Figure 3. Typical Floor Plan.



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Figure 4. The destruction of the first Troy Waste Manufacturing building on River Street, 1907. This photo was taken from Jacob Street, looking west.

Rensselaer Railroad Heritage Website.

<http://railroad.union.rpi.edu/index.php?title=NEB%26W_Guide_to_Clothing_Manufacturing>
accessed October 2013.



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Figure 5.

Advertisement for Troy Waste Manufacturing, from the 1910 City Directory.

Note the range of addresses. Although the building is now known only as 444 River, it covered the site of several smaller buildings when new. The range of numbers stopped at 442 in 1909, just after the new building was constructed, and increased to include 444 and 446 in 1910, to reflect the completion of the addition, which has been dated at ca. 1909. (See the Sanborn Map in Figure 2 for street numbers.)



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Figure 6. Advertisement from a Trade Publication of 1914. The River Street warehouse is on the left. (This drawing was done before the addition was completed.)

From
"Davidson's
Hosiery and Knit
Goods Trade".
23rd ed. 1913-
1914. New York:
Davidson
Publishing Co.,
1913. Google
Books, Web. 15
Sept. 2013.

ETER McCARTHY, Pres. FRANK McCARTHY, Treas. and Gen. Mgr.
ROBERT H. McCARTHY, Sec.

TROY WASTE MANUFACTURING CO.

432-446 RIVER STREET
TROY, N. Y.



COTTON WASTE WOOL WASTE

GARNETTED COTTON AND MERINO STOCKS
A SPECIALTY

HOSIERY and UNDERWEAR CLIPPINGS

Graders, Packers, Manufacturers and Exporters

BUYERS OF MILL WASTE
OF ANY DESCRIPTION ON YEARLY CONTRACTS

OFFICE AND WAREHOUSES
AT
TROY, N. Y.

MILL
AT
COHOES, N. Y.

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Figure 7. River Street in 1913.

From: Rensselaer Railroad Heritage Website.

<http://railroad.union.rpi.edu/index.php?title=NEB%26W_Guide_to_Clothing_Manufacturing>
accessed October 2013.

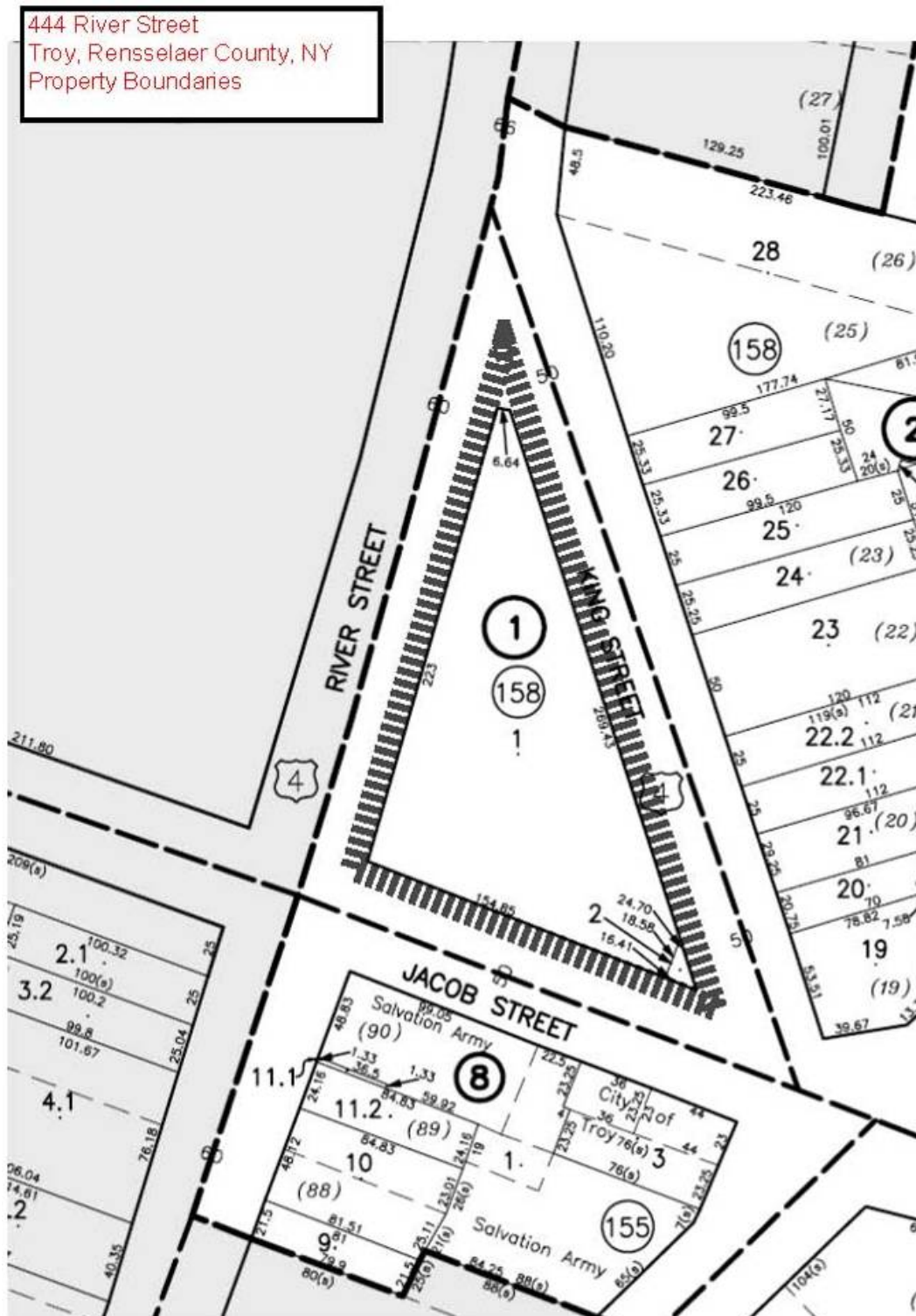


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Figure 8. Rensselaer County Tax Map #101.038, with property boundaries marked by a heavy dashed line.

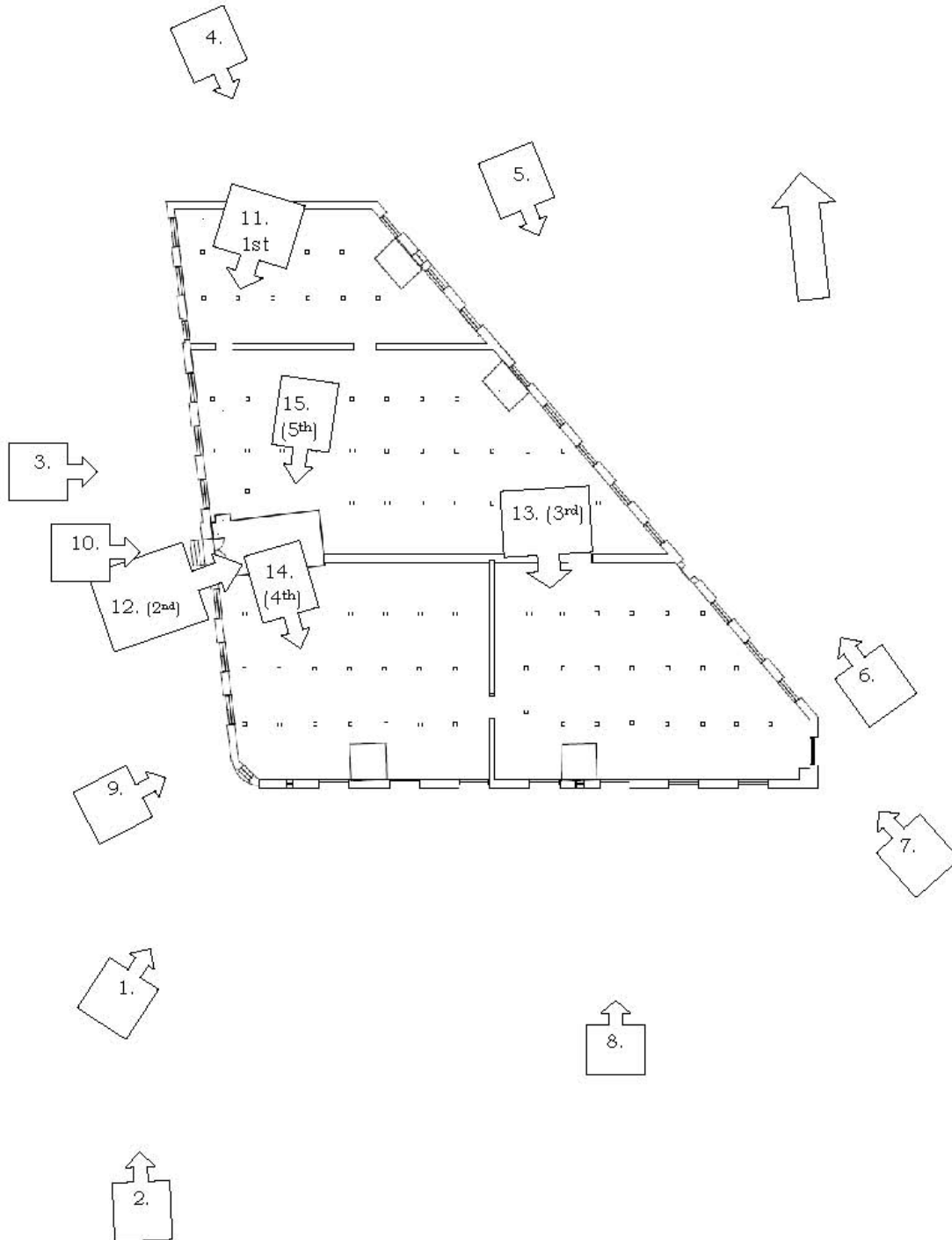


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Photo Key.





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



 Troy Waste Manufacturing
 Railroad Line

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







A large, multi-story brick building with a prominent corner tower. The building features numerous windows and a decorative cornice. The corner tower is a square structure with a flat roof and several windows. The main building has a curved corner and a decorative cornice with circular motifs. The building is situated on a city street corner.

A street with a crosswalk and a few cars. The street is paved with asphalt and has white crosswalk markings. A few cars are visible in the distance.

A silver car parked on the street. The car is a sedan and is parked on the side of the road.

A black metal fence surrounding a small area of greenery. The fence is made of vertical bars and is located in the foreground on the right side of the image.

A red fire hydrant located on the sidewalk. The hydrant is a standard fire hydrant with a red cap and is situated on the left side of the image.



BROWN'S
BREWING CO.

TROY

FRANCHISE & SUPPLY CO.

FRANCHISE & SUPPLY CO.





CITY HALL
PARKING
ONLY
→

STREET
PARKING
8AM-5PM
WEEKDAYS
→

TOAST OF HUDSON











RIVER
MAIN

TROY WASTE MFC CO.

444



FREE
DISHES

NO
PARKING



APPLIANCES • TOOLS
TV • FURNITURE
WRECKERS

FREE
DISHES







collar works
3rd floor







5

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Troy Waste Manufacturing Company Building

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

STATE & COUNTY: NEW YORK, Rensselaer

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

REFERENCE NUMBER: 14000008

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2.14.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



JOHN T. McDONALD III
 Assemblymember 108th District

THE ASSEMBLY
 STATE OF NEW YORK
 ALBANY

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

November 15, 2013

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

Re: Troy Waste Manufacturing Bldg
 444 River Street, Troy, NY 12180
 Rensselaer County

Dear Ms. Pierpont:

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

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

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

Sincerely,

John T. McDonald III
 Member of Assembly

cc: Mayor Lou Rosamilia, Troy





New York State Office of Parks, Recreation and Historic Preservation

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

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

23 December 2013



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

Re: National Register Nominations

Dear Ms. Abernathy:

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

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

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

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office