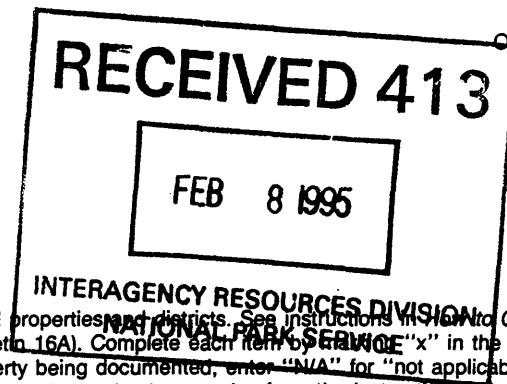


United States Department of the Interior
National Park Service

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 Section 4. Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by entering "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 from 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 City Hall
other names/site number Paterson City Hall

2. Location

street & number 155 Market Street not for publication
city or town City of Paterson vicinity
state New Jersey code 034 county Passaic code 031 zip code 07505

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
[Signature] 1/30/95
Signature of certifying official/Title Assistant Commissioner for Natural & Historic Resources/DSHPO
Date
State of 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 the 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] 3/10/95
Signature of the Keeper Edson H. Beall Entered in the National Register Date of Action

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	Noncontributing	
1		buildings
1		sites
		structures
2	1	objects
4	1	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)

Government/City Hall

Current Functions

(Enter categories from instructions)

Government/City Hall

7. Description

Architectural Classification

(Enter categories from instructions)

Beaux-Arts

Materials

(Enter categories from instructions)

- foundation Granite
- walls Limestone
- Granite
- roof Roll-Type Asphalt Shingle
- other Scagliola/
- Faux Marble

Narrative Description

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

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 N/A
(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 of age or achieved significance within the past 50 years.

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): N/A

- 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

Areas of Significance

(Enter categories from instructions)

- Architecture
Politics/Government
Community Planning & Development

Period of Significance

1891-1925

Significant Dates

1896

1902

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Carrere & Hastings, Architects, NY
Peter Vandehoff & Son, Newark, NJ

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government Dept. of Community Development, City of Paterson
University
Other

Name of repository:

Avery Architectural Archives at Columbia University

Paterson City Hall

Name of Property

Passaic County, New Jersey

County and State

10. Geographical Data

Acreege of Property 151'x 178' = .6170 acres

Paterson, NJ Quad

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 8 | 5 6 9 7 4 0 | 4 5 2 9 6 4 0
Zone Easting Northing

3 | | | | | | | | | | | | | | | | | | | | | |
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Francis J. Blesso - Director of Development

City of Paterson - Dept. of Community Development 09/09/94

125 Ellison Street, 2nd floor (201) 279-5980

Paterson NJ zip code 07505

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

City of Paterson

155 Market Street (201) 881-3380

Paterson, NJ zip code 07505

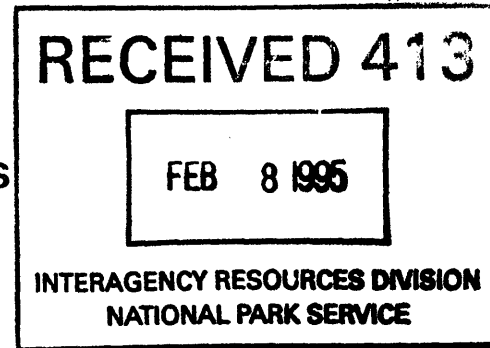
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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NARRATIVE STATEMENT

The Paterson City Hall is a Beaux-Arts styled, limestone with granite base, four story building, designed by the architectural firm of Carrere and Hastings at the end of the nineteenth century. The building consists of a large central block with small projecting wings on the north, or secondary facade. A large clock tower is centered on the central block. The building occupies an entire city block, known as Hamilton Square, in the heart of Paterson's business district. The building is bounded by Ellison Street on the north, Washington Street on the west, Market Street on the south, and Colt Street on the east. The principal facade faces south, toward Market Street, across a broad plaza that is framed by a limestone wall with concave corners containing built in benches. This is removed from the outer broad sidewalk along Market Street, and provides a small interior space for decorative paving, planting, and bronze statues of historical figures from the city's past. The north, or Ellison Street, facade also faces a plaza but one that is much simpler in design befitting its secondary importance. The west (Washington Street) and east (Colt Street) facades face only sidewalks.

The principal, Market Street, facade appears to be only three stories. The lower walls are of rusticated block, denoting the base, with the upper two stories articulated by two-story giant order pilasters in the Corinthian mode. The main entrance is arched and surmounted by a bracketed balustrade. Large windows on the third floor represent the two story high chambers behind them, and conceal the existence of the fourth floor. The central bay is topped with a broken pediment and eagle sculptures. Modillions support the roof overhang which is topped with a balustrade.

The clock tower rises above the broken pediment on the south facade of the building. The tower is decorated with foliate wreaths, shields, urns, and is crowned with a mansard cap. It is a direct copy of the tower on the Lyons, France City Hall.

The side elevations on Washington Street and Colt Street are identical in design. It is here that the division between the large central block and projecting wings is delineated. The central block continues the decoration from the front facade with paired colossal pilasters at the corners, the bracketed

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balustrade over the center entrance, the two story windows of the third floor concealing the existence of the fourth floor, and the roofline balustrade. The projecting rear wings are recessed from the central block and less decorative. The colossal pilasters are gone, the balustrade is replaced with a low wall with a decorative frieze, and the existence of the fourth floor is noted in the window placement. The three story aspect of the building continues to be emphasized with the placement of the modillions just above the third story window.

The secondary, or Ellison Street, facade clearly shows the four stories of the building and the projecting rear wings. The top floor, however, is made to appear as an attic. This is done with pediments on the projecting wings placed above the third floor windows and an overhang extending from these pediments, back along the sides of the projecting wings to the central block of the building, and across the entire facade. The entablature beneath the overhang is supported by colossal pilasters. The low wall with a decorative frieze continues along this facade at the roofline of the fourth, or attic, level. On this facade the Beaux-Arts combination of arched and linteled openings is the most noticeable. In addition to the arched centered entranceway, two large arches conceal the projection of the center section on the two lower floors. Arches are also used over the side windows of the large three part window that dominates this facade.

The exterior of the building has changed very little in appearance since its original construction (1883-1896). The building was ravaged by fire in 1902, but the exterior walls remained. A large portion of the limestone had to be replaced, and the remaining cleaned, but the building was restored to its original appearance. In recent years the windows have been replaced with aluminum frames and thermopayne sash, and the entrance doors replaced with glass and aluminum doors.

The most noticeable exterior change to the property has occurred to the secondary entrance plaza on Ellison Street. The plaza was originally designed with curved lawns and walks. In 1973 this plaza was reduced in size, due to the widening of Ellison Street, and later a ramp for the handicapped was added. Today the plaza is only concrete; no vegetation remains.

The interior of the building is typical Beaux-Arts in its

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circulation based symmetry. Centered doors on the north and south facades open into vestibules with vaulted ceilings and arched doorways opening into a central lobby. The lobby contains the main staircase surrounded by two elevators providing access to the other floors. A cross corridor on the first floor links the small east and west vestibules to the central lobby. Doors to the offices are off this cross hall. The cross corridor is repeated on the second floor, however the east section is slightly off center. The cross corridor disappears on the third floor which is dominated by three, originally two story in height, chambers. The fourth floor is only a partial floor, as the large chambers on the third floor extend up to the ceiling of this level. The overall plan of the building has changed very little throughout the years. The interior fabric was replaced following the 1902 fire. What is seen today is from that era, not the late 1800s.

The basement of City Hall remains much today as it was originally, with secondary offices, storage, and mechanical services. Fire walls and doors have been installed to separate the stairs and elevator area from the rest of the floor and original surfaces have been painted over. A lift for the handicapped has been added to provide access to the elevators from the north entrance.

The public spaces of the first floor were the most elaborately treated interiors in the building. Originally a high wainscot and pilasters of imitation marble (scagliola) contributed to the rich monumental character of the main lobby and corridors. This is still present but badly cracked. In the four entrance vestibules, the tile vaults, which were probably unpainted, have been painted. The terrazzo flooring is still in place, but a vestibule door added to the north side of the lobby obscures the original construction date inscribed in the flooring. The original Otis elevators were replaced in the 1930s with electric ones, also by Otis. In the cross corridors, modern glass doors have replaced most of the original wood doors, however, the surrounding woodwork remains intact. No new door openings have been cut into the walls of the corridors on this floor. Some of the offices have been subdivided and acoustical tile added to the ceilings. Original materials, however, are still present. This floor was originally designed for city offices and continues to be used as such.

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The stair landing between the first and second floor contains a commemorative stained glass window in memory of a former Mayor, Raymond Newman. This window is not original, having been installed in the late 1920's.

The original design of the second floor is still present and is similar to the first with its central lobby and cross hall. The wainscoting and pilasters, originally scagliola, have been painted over. The doors to the offices have, again, been replaced with aluminum and glass, but the original woodwork around the doors remains. The room located over the southern, or main entrance vestibule, remains the most ornate of the rooms on this floor. Once the mayors office, now the ante-chamber for the mayors office, it retains the original mahogany paneling and elaborate woodwork. As on the first floor, some offices have been subdivided. The major change on this level has occurred in the southeast section to what was once the District Court Room. The two rooms behind the courtroom have been eliminated and the courtroom itself partitioned. An entrance to the old courtroom has been blocked off with a wood panel, but the woodwork surrounding the door remains. The second floor, as the first, continues to be used as originally designated. The courtroom is no longer a court, but is used by the city's legal staff.

The original design of the third floor is still present; however, originally the three principal rooms of this floor had double height ceilings. Of these, only the Council Chamber in the west end of the building remains a two story room. The ceilings of the Historical Room, in the east end of the building, and the Library, in the center of the south side of the building, have been lowered. As on the second floor, the decorative finish on the architectural members of the central lobby has been obscured with paint. The Council Chamber retains much of its original fabric, acoustical tiles have been placed on the ceiling, between the wood members of the coffered ceiling. This room continues to be used for City Council meetings. As with the other offices on this floor, the entrance doors have been changed to aluminum and glass. The Historical Room, in the east end of the building is now used for the City Clerk's offices and has been subdivided, along with having the ceiling dropped. The Library is now office space for City Council members. Two galleries overlook the stairs on this level. The balustrades are still present, but a glass partition has been placed in front of them. The galleries also contain two commemorative stained glass windows. These

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windows were part of the original plan of the building but were not actually put in place until 1897. They were restored following the 1902 fire. The windows commemorate Paterson's first mayor, John J. Brown, and Paterson's leading 19th century silk industrialist, John Ryle.

The fourth floor of the building is only a partial floor and was not intended for extensive use by the public. The only public office originally planned for this floor was the City Surveyors. This office, and the gallery for the Council Chamber below, were the only public areas on this floor. The remaining usable space was originally a small apartment for the janitor. This area has been converted over the years to city offices. Although the ceilings of the Historical Room and the Library have been lowered, no floor has been installed over these rooms on this level. Most of the space on this floor, therefore, consists of voids. Skylights originally existed to light this floor but have been covered.

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STATEMENT OF SIGNIFICANCE

The Paterson City Hall, originally constructed from 1893 to 1896 and restored from 1902 to 1903, is significant under National Register Criteria C as a local example of the Beaux-Arts style of architecture. Designed by New York architects John M. Carrere and Thomas Hastings, noted for their Beaux-Arts designs, it represents the work of master architects. As the building and surrounding plazas were originally planned as a commemorative site as well as municipal office space, the building, site, and statuary all contribute to the significance of the property.

The property is also significant under National Register Criteria A, as it represents a time in Paterson's history when public minded citizens decided to build a municipal building that would be a tribute to the city's past. It also represents a time when the wishes of the citizens were heard over the wishes of a politically appointed commission dominated by the interests of a large banking institution. In addition, the Paterson City Hall represents a time in Paterson's history when, unfortunately, a devastating fire provided the opportunity for the city to rebuild. This was during a time when the City Beautiful Movement was taking hold, and the City Hall building provided an example for the city's new architecture.

HISTORY

The need for a new City Hall in the City of Paterson was recognized in the 1880's; however, committees formed to plan for a new building had been unsuccessful. It was not until 1891 when the city was planning for its 100th anniversary, the following year, that the idea finally took hold. A subcommittee of the Centennial Celebration Committee, the Plan and Scope subcommittee, proposed a resolution on March 17, 1891, that spearheaded a movement for a new City Hall. The resolution stated:

Resolved, That the scope of our centennial celebration be the erection of a memorial to embrace a statue of

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Alexander Hamilton, Thomas Rogers, or John Ryle;¹ that a jubilee of three days duration to celebrate the unveiling of such memorial be undertaken. In connection with the above features we recommend that the city authorities be appealed to as a patriotic duty, and in honor of the event, to construct a building for municipal purposes, commemorating the progress and achievements of the people of our city during the last 100 years, and, if the city will take such action, the above memorial to be a part of the ornamentation either in the building or in the adjacent grounds. And that this building have a floor or rooms devoted to the reception and care of souvenirs appertaining to the city's history.²

Because of this resolution, an address was prepared and signed by 500 citizens for presentation to the Mayor and the Board of Aldermen. This resulted in the Mayor, on Aug. 3, 1891, appointing a three-man City Hall Commission. Republican Mayor Thomas Beveridge appointed Edward T. Bell, a banker with the First National Bank and a Republican; Edward Riley, a silk manufacturer and president of the Paterson Morning Call newspaper, also a Republican; and former Democratic Mayor Joseph R. Graham. This commission was given the power to acquire land and to erect a new City Hall.³

After considering various properties, the City Hall Commission decided on the Hamilton House Hotel located on Colt Street

¹Alexander Hamilton is credited with the founding of the City of Paterson, as he was influential in forming the Society for Establishing Useful Manufactures (S.U. M.), which founded the industrial center of Paterson in 1792 for the manufacturing of textiles. Thomas Rogers founded the locomotive industry in Paterson (c. 1830), and John Ryle the silk industry (c. 1840).

²The City Hall, Paterson, N.J.: Cornerstone Laid March 26th, 1894, Dedicated July 6th, 1896. Paterson, NJ: Call Printing & Publishing p. 2.

³Ibid p.4.

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between Market Street and Ellison Street. The property was purchased on May 9, 1892.⁴ A controversy soon arose over the selection of this site. The 1880's had been a boom decade for Paterson economically, and businessmen envisioned a much larger city and the need for a larger city hall. A public debate about the size of the Hamilton House site resulted in a public petition, for a larger site, presented to the City Hall Commission on May 26, 1892. This petition was endorsed by the City's Board of Aldermen on June 9, 1892.⁵

During the public debate over the size of the site, it was announced that the design for City Hall would be decided by a competition. Professor William R. Ware, founder of M.I.T.'s School of Architecture and by 1892, the head of Columbia College's School of Architecture, was asked to act as professional advisor and to draw up a method of competition. The competition was set up according to the standards of the American Institute of Architects: required drawings were to follow standard conventions and to be unsigned so that an individual's fame would not unduly influence the jury. No restrictions were placed on style, order of architecture, or materials to be used.⁶ Design requirements did call for a tower with four illuminated clock faces; four stories; entrances on all sides; the first floor to contain two fireproof vaults, with two rooms each for the treasurer, city comptroller, receiver of taxes and committees for various boards; the second floor was to contain three rooms for the mayor, a room for the President of the Board of Aldermen, rooms for the clerk of the Aldermen and for their committee, the legal department, the board of health and so on while the third floor was to contain the City Council Room occupying more than 3,000 square feet and a historical room occupying the entire Colt Street front.⁷ These instructions were sent out on June 20, 1892.

⁴Ibid p. 4.

⁵The City Hall, Paterson, N.J.,: Cornerstone Laid March 26th, 1894, Dedicated July 6th, 1896. Paterson, N.J.: Call Printing & Publishing, 1896, p.6.

⁶Ibid, p.4.

⁷The Daily Press; Paterson, N.J. June 29, 1892.

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Professor Ware suggested that six well known architects be invited to enter the competition. Of these, five accepted. They were Heinz and LaFarge; Babb, Cook and Willar; Carrere and Hastings; Thorpe and Knowles; and E.L. Walker. Local architects were also encouraged to compete.⁸

While designs were being solicited the controversy over the site for the City Hall continued. The site of the St. Paul's Episcopalian Church was directly across Colt Street from the site that had been chosen by the City Hall Commissioners for the new City Hall. The church was situated on the southern end of a parcel known as Hamilton Square. This parcel had been considered earlier but rejected as too small. If it were joined with the property already acquired, and Colt Street vacated, it would permit the construction of a larger building. Public opinion seemed to favor this approach. A local newspaper, on August 5, 1892, stated "there is undoubtedly a strong public sentiment in favor of it. Paterson has no public buildings of which it can feel proud, and the general opinion seems to be that the City Hall Commission ought to make an excellent job of it while they are at it and give us a City Hall with such surroundings as would be attractive".⁹

With mounting public pressure the City Hall Commission decided to purchase the church on Aug. 31, 1892.¹⁰

By September 1892, eleven architects had responded to the competition for the design of City Hall. It was announced in October that Carrere and Hastings's Beaux-Arts design had been selected by Mr. Ware and accepted by the City Hall Commission. Ware's comment on Carrere and Hastings design was that "the exterior of the design is altogether the most appropriate and dignified of them all. It has great character and

⁸Ibid, June 20, 1892.

⁹The Daily Press; Paterson, N.J. August 5, 1892.

¹⁰Ibid, p.7

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distinction".¹¹ Three of the designs submitted by the local Paterson architects were pictured in a local newspaper on January 28, 1893. The design by Charles Edwards was labeled Italian Renaissance, Charles Ulrich's Italian Romanesque, and Charles Post's Gothic.¹²

The original design proposed by Carrere and Hastings was to be of Trenton Brick with stone trimming. The City Hall Commission however, would not consider a brick city hall and called for a limestone exterior.¹³ Whether or not the city was familiar with the "White City" created for the Columbian Exposition in Chicago at this time (1891-1893) is not known. The Commission's insistence on limestone instead of brick, and a New York Tribune article referring to "Paterson's White Square" when discussing the new Paterson City Hall, does suggest a correlation.¹⁴

The St. Paul's Episcopalian Church site, or Hamilton Square, was a rectangular shaped site bordered on the north by Ellison Street, the west by Hamilton Street (later changed to Washington Street), Market Street on the south, and Colt Street on the east. This site combined with the Hamilton House Hotel site across Colt Street and the vacating of Colt Street would provide a large and impressive site for City Hall. Carrere and Hastings had designed the building for the Hamilton House Hotel site, and the building was designed to face westward onto Colt Street. If the church property were acquired that area could then be a park.

Public opinion once again entered into the issue. If the church site and the Hamilton Hotel Site were combined, the building could be centered on the lot and face southward onto Market

¹¹Ibid, pp.5,6.

¹²Paterson Pencillings, Paterson, N.J.; January 28, 1893.

¹³Ibid, January 28, 1893.

¹⁴The New York Tribune, New York, NY; June 15, 1896

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Street, a larger and more impressive street.¹⁵ The change in orientation would, however, place the back of the building toward the First National Bank which was located on Ellison Street. This plan was opposed by the First National Bank, and in December, 1892 Commissioner Bell resigned. Bell was a board member of the First National Bank. He was replaced on the City Hall Commission by Watts Cooke.¹⁶

By February, 1893, public sentiment regarding a more impressive siting for the building had risen to the point that Democratic State Senator John Hinchliffe, of Paterson, secured passage of the "Open Space Bill" in the State Legislature. The bill required twenty-five feet on all sides of the building.¹⁷ By May of 1893 the controversy over whether the building should be centered on the site and face Market Street, or be placed to the east side of the site, far enough away from existing buildings to conform to the law, and have a small park to the west of the building where the statue of Alexander Hamilton could be placed, had come to a head. The latter plan was favored by the First National Bank. A City Hall Commission meeting was held on May 15, 1893. At this meeting Mayor Braun, a Democrat who had just taken office in January of 1893, indicated that the people wanted the Commission to make a start and if they did not come to a decision soon, he would ask for their resignations. Commissioner Graham, the only Democrat appointed to the Commission, added that the bank (referring to the First National Bank) had run the Commission long enough.¹⁸

By June of 1893 a compromise had been worked out. The City Hall would face Market Street, but it would be shifted forward to create a rear plaza on the Ellison Street side, in front of the

¹⁵The City Hall, Paterson, N.J.: Cornerstone Laid March 26th, 1894, Dedicated July 6th, 1896. Paterson, N.J.: Call Printing & Publishing, 1896; p.7.

¹⁶The Daily Press, Paterson, N.J.; December, 28, 1892.

¹⁷Ibid, February 14, 1893.

¹⁸The News, Paterson, N.J.; May 16, 1893.

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First National Bank.¹⁹ The building would be centered on the St. Paul's Church site (Hamilton Square) with Colt Street being moved slightly east.²⁰ The contracting firm of Peter Vanderhoff and Son were hired on November 1, 1893, to construct the new City Hall. Excavation and the building of the foundation took place during the winter of 1893-1894 and the corner stone was laid on March 26, 1894. After two years of construction the building was dedicated on July 6, 1896.²¹

By the time the building was constructed it had undergone at least three revisions in plan. It had been originally designed with a Mansard roof and would have taken up the entire Hamilton House Hotel site. When the Commission rejected the use of brick the building was downsized.²² In February of 1893 when there was discussion on centering the building on the combined sites, the Mansard roof was eliminated.²³ A small side tower was added following the resiting of the building.²⁴ This tower, however, does not appear in the completed building.

The idea of the City Hall as a commemorative building as well as a municipal office building had not been forgotten in the controversy over the location and siting of the building. A historical room had been incorporated into the plans, two large memorial windows were planned for the Ellison Street side of the

¹⁹Cunningham, John T. A Century of Progress: The Story of the First National Bank of Passaic County, Paterson, N.J.: Privately Published, 1964; p. 57.

²⁰A comparison of the 1884 Robinson Map with the 1915 Mueller Map.

²¹The City Hall, Paterson, N.J.: Cornerstone Laid March 26th, 1894, Dedicated July 6th, 1896. Paterson, N.J.: Call Printing & Publishing, 1896. p. 39.

²²Paterson Pencillings, Paterson, N.J.; February 28, 1893.

²³The Daily Press, Paterson, N.J.; February 9, 1893.

²⁴The Morning Call, Paterson, N.J.; February 11, 1893.

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building, and a statue of Alexander Hamilton was being planned by a citizens committee.

On May 27, 1896, the Commissioners decided the windows would honor the memories of John Ryle and John J. Brown. John Ryle was known as the "Father of the Silk Industry" as he had been responsible for the growth of the industry that was the basis for Paterson's late 19th century prosperity. John Brown had been Paterson's first mayor. The designer of the windows was chosen by a competition. H.T. Schladermundt, of New York, was selected. On October 9, 1896 he was commissioned to execute the two memorial windows, and on July 1, 1897, they were unveiled to the public.²⁵

The statuary for the south, or Market Street, plaza was not commissioned until 1901, and the statue of Alexander Hamilton, that was being planned by the committee of citizens in 1896, was not the first statue commissioned. Instead, Garret A. Hobart, Vice-President of the United States under McKinley and a Paterson native, was the subject of the first statue to be placed in the plaza. Hobart had died in 1899 while serving as Vice President and the community wished to honor his memory. Philippe Martigny was commissioned to execute the bronze statue, and it was completed in 1902. However, it was not placed in the plaza until 1904 because of the 1902 Fire that destroyed the entire downtown section of Paterson.²⁶

On February 9, 1902, a fire started in the shed of the Paterson and Hoboken Street Railroad Company, located off Broadway Street, northwest of City Hall. The fire lasted until February 12, 1902,

²⁵The City Hall, Paterson, N.J. Cornerstone Laid March 26th, 1894, Dedicated July 6th, 1896. Paterson N.J.: Call Printing & Publishing, 1896. p. 74.

²⁶Alaya, Flavia, ed. Gaetano Federici: The Artist as Historian. Paterson, N.J.: The Passaic County Historical Society, 1980. p.10.

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burning the entire downtown area of Paterson.²⁷ City Hall, one of the few buildings left standing in the downtown area, was damaged severely. A local newspaper reported that "... 85 percent of the Indiana Limestone on the exterior was so badly damaged that it would have to be replaced with new stone while the remainder could be cleaned off; the ornamental ironwork in the building was a total loss; 33 percent of the floor arches were a loss and would have to be replaced, as would 60 percent of the granite; the plastering would have to be restored entirely throughout the entire building, making a total loss; all the marble and tiling and artificial marble would have to be rebuilt; many of the partitions would have to be rebuilt; it was not known how badly the steel work in the building was damaged; the heating plant, with the exception of the boiler was a total loss, as were also the chandeliers and the electric wiring of the building; all of the woodwork would have to be replaced." ²⁸

By May of 1902 plans were underway for the restoration of City Hall. The building was restored using the original architectural drawings of Carrere and Hastings. The original contracting firm of Peter Vandehoff and Son was also retained for the restoration, and the original suppliers of furniture, Lockwood Brothers of Paterson, were hired to refurnish the building.²⁹ The building was reopened in November of 1903. Very few alterations were made to the original plan.³⁰ The interior fabric, of course, was completely replaced, and what is seen today is from the 1902-1903 restoration.

In 1905, following the installation of the Hobart Statue, the committee to erect a statue of Alexander Hamilton commissioned

²⁷"The Rebuilding of Paterson, New Jersey, After the Fire of February 8th, 1902" Architects and Builders Magazine, Vol. XXXVIII, No. 4, (January 1906), p. 129ff.

²⁸The Morning Call, Paterson, N.J.; February, 21, 1902.

²⁹The Morning Call, Paterson, N.J.; October 18, 1902.

³⁰Based upon a comparison of the original floor plan of City Hall with the current floor plan.

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Franklin Simmons to execute a bronze of the statesman.³¹ With the statue of Hamilton placed in City Hall's plaza the mission of the original 1891 resolution was complete. Paterson had a municipal building commemorating the progress and achievements of the People."³² However, the role of City Hall as a spot to commemorate the achievements of the people of Paterson continued. In 1925 it was decided to fill the remaining spot for statuary in the plaza. The Hobart Statue had been placed in the center of the plaza with the Hamilton Statue on the left side of the plaza. A statue of former Paterson Mayor Nathan Barnert was selected for the right side of the plaza. Gaetono Federici, a local Paterson artist who had attained a significant reputation, was commissioned to execute the statue. Public controversy arose over the placing of a statue of Barnert, a man still living, alongside Hamilton and Hobart who were of more established fame. It was also argued that a place should be saved in the plaza for a statue of John Ryle, Paterson's "Father of the Silk Industry." The controversy subsided, and Federici's bronze of Barnert was placed in the plaza on October 28, 1925.³³

It should be noted that in 1947 the statue of Alexander Hamilton was moved to the Paterson branch of the U.S. Post Office plaza and replaced with another bronze by Gaetano Federici. This statue was of former Paterson Mayor, Dr. Andrew McBride. The statue of Alexander Hamilton was moved once again, in 1967, to Paterson's Overlook Park by the Great Falls of the Passaic.

As one of the few buildings with its exterior still intact, following the Great Fire of 1902, City Hall with its Beaux-Arts detailing provided a standard for the rebuilding of the central business district. Prior to the 1902 fire, the buildings of the

³¹Alaya, Flavia, ed. Gaetano Federici, The Artist as Historian. Paterson, N.J.: The Passaic County Historical Society, 1980; p. 10.

³²The City Hall, Paterson, N.J.: Cornerstone Laid March 26th, 1894, Dedicated July 6th, 1896. Paterson, N.J.: Call Printing & Publishing, 1896; p. 2.

³³Gaetano Federici, The Artist as Historian, p. 15.

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downtown area were a collection of small brick and frame structures with some substantial buildings designed in the Richardson Romanesque, or as in the case of the First National Bank, with Second Empire stylistic influences. Following the fire most of the buildings were rebuilt in the Beaux-Arts style. The First National Bank was even rebuilt using a design by Carrere and Hastings.³⁴ This choice of architecture was probably based upon the influence of the Columbian Exposition. As Leland M. Roth notes in his book, A Concise History of American Architecture: "It was such fairs that brought the City Beautiful movement to thousands of people who delighted in their bright order and the conveyed associations. As a result, in scores of cities planning commissions were appointed and hundreds of new classical buildings were begun to house museums, libraries, art galleries, courthouses, and other public institutions. Often clustered together in civic or cultural centers forming the terminal elements of grand new monumental boulevards."³⁵

ARCHITECTURE

Architecturally the Paterson City Hall is an outstanding local example of the Beaux-Arts style of architecture. This is exemplified in the symmetrical facade, arched entryway surmounted by a bracketed balustrade, colossal pilasters separating linteled windows, a roofline balustrade, and a richly ornamented clock tower decorated with foliate wreaths, shields, pediments, urns and eagle sculptures.

The clock tower itself was borrowed directly from the City Hall in Lyons, France. No reference can be found as to whether the idea to copy the Lyons tower came from the architects of the city. It was, however, very well known at the time that Paterson considered itself the Lyons of America because of Paterson's extensive silk industry. Silk was Paterson's economic backbone

³⁴Cunningham, John T. A Century of Progress: The Story of the First National Bank of Passaic County, Paterson, N.J.: Privately Published, 1964; p.57.

³⁵Roth, Leland M. A Concise History of American Architecture. New York: Harper & Row, 1979; p. 216.

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at the time City Hall was constructed. The silk industry had grown from six silk companies and 600 workers in 1860, to 175 companies and 200,000 workers by 1900.³⁶ This is also evidenced in the city's wish to commemorate John Ryle, the "Father of Paterson's Silk Industry," in one of its memorial windows.

City Hall remains much as it did when the original construction was completed in 1896. The interior fabric is, of course, from the 1902-1903 restoration. Considering, however, that the restoration was based upon the original design by Carrere and Hastings, and carried out by the original contractors, Vandehoff and Son, the building is probably very close in appearance to the original.

The exterior also retains its 1890's appearance, even with the windows clad in aluminum. The only noticeable difference is the Ellison Street, or secondary entrance plaza. The reduction of size due to the widening of Ellison Street, the removal of vegetation, and the installation of a handicapped entrance ramp has changed this entrance from the decorative secondary entrance planned in the compromise design of June 1893, to a normal paved entrance way.

ARCHITECTS

Carrere and Hastings have become well known for their Beaux-Arts style of architecture. Marcus Whiffen, in his book American Architecture Since 1780, mentions their New York Public Library, constructed from 1895 to 1902, as an example of Beaux-Arts public buildings in the United States.³⁷ Their design for this building would have corresponded with the completion of their design for the Paterson City Hall.

John M. Carrere (1858-1911) and Thomas Hastings (1859-1929) both received their training at the Ecole des Beaux-Arts in Paris. In

³⁶Scranton, Philip B. ed. Silk City. Paterson N.J.: New Jersey Historical Society, 1985; pp. 3,4.

³⁷Whiffen, Marcus. American Architecture Since 1780, Cambridge: M.I.T. Press, 1981; p. 152.

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1885 they opened their own practice with the spectacular mass concrete hotels for the Flagler lines at St. Augustine, Florida. The Paterson City Hall was the firm's first monumental public building in the Beaux-Arts style. This was followed by the New York Public Library and other city halls along the lines of the Paterson City Hall.³⁸

³⁸Thomas George's summary of "The Architecture of Carrere and Hastings," by Curtis Channing Blake, in the "Paterson City Hall Historic Structure Report."

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3. The News, Paterson, N.J.
4. The New York Tribune, New York, N.Y.
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2. Robinson, E. Atlas of Paterson N.J. New York: Robinson and Co., 1884

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National Park Service

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Verbal Boundary Description

Beginning at the corner formed by the intersection of the northerly right-of-way line of Market St., and the westerly right-of-way line of Colt St., & running thence; (1) along said line of Colt St., on a bearing of N 190-14'-05" E for a distance of 92.66 ft. to a bend point, thence (2) turning & running still along Colt St.; on a bearing of N 20-15'-06" E for a distance of 85.34 ft., to the side line of Ellison St., as it runs along the rear of the City Hall, thence; (3) turning & running along said line on a bearing of N 87-35'-25" W for a distance of 151.0 ft. to the side line of Washington St., thence; (4) turning & running along said line on a bearing of S 20-15'-06" W for a distance of 85.34 ft. to a bend point, thence; (5) turning & running still along Washington St., on a bearing of S 14-43'-53" E for a distance of 92.66 ft. to the right-of-way line of Market St., thence; (6) turning & running along said right of way line on a bearing of N 40-19'-21" E for a distance of 30.70 ft. to a bend point, thence; (7) still running along the right-of-way line of Market St., on a bearing of S 70-49'-55" E for a distance of 79.75 ft. to the point & place of beginning.

The above description is in accordance with a boundary & street line survey map for the Central Business Area of Paterson prepared on July 15, 1968 by Bernard W. Criscenzo & revised on March 5, July 1, & Aug. 6, 1969 by Boswell Engineering Company.

Boundary Justification:

The boundary is the legal and historical boundary. This boundary was created in 1893 when the City Hall Commission decided to site the building facing Market Street and move Colt Street west to the edge of the property created by combining the Hamilton House site with the St. Paul's Episcopalian Church site.

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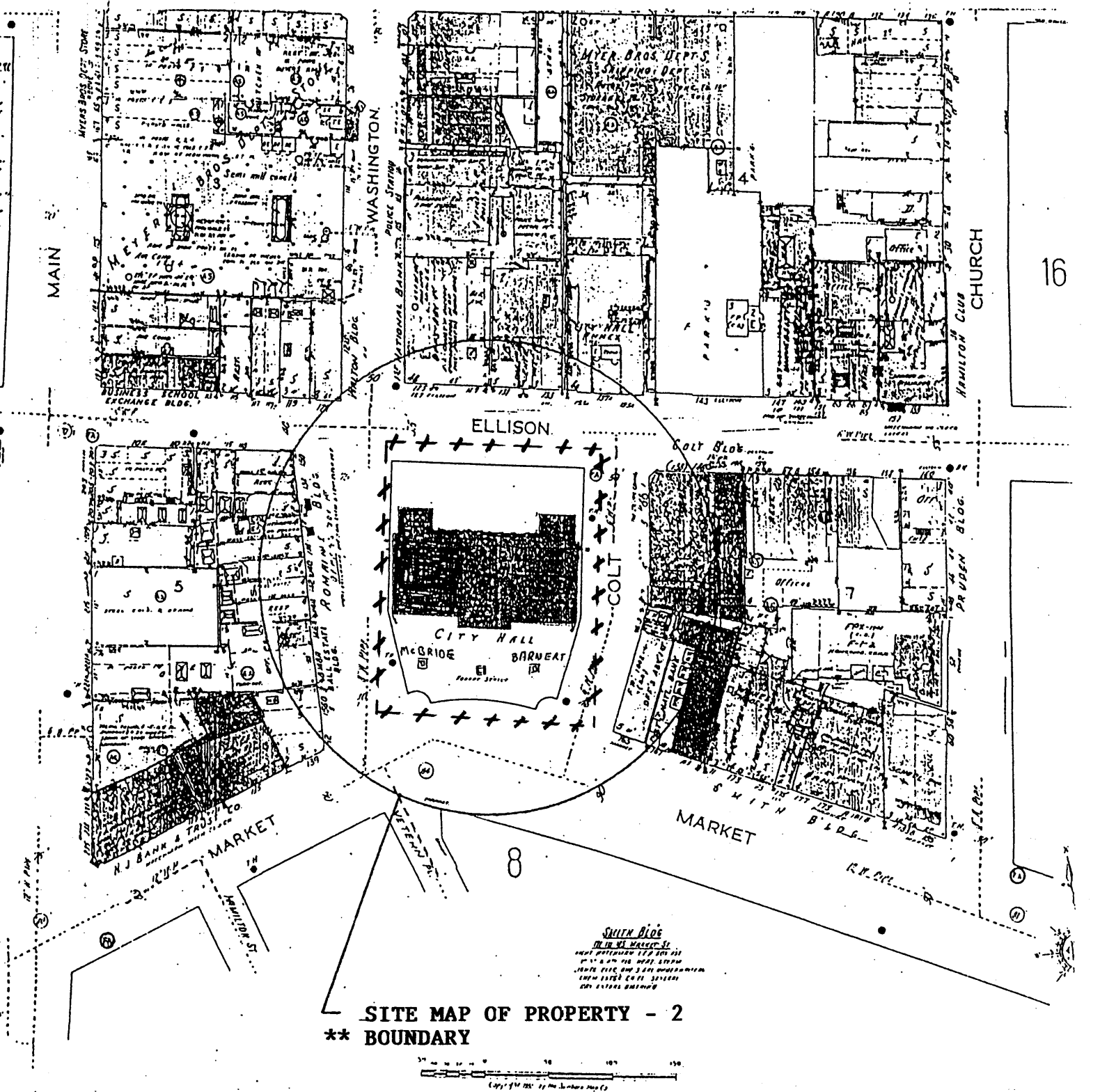
name/title Michael Wing - Project Coordinator

organization City of Paterson - Historic Preservation Commission date _____

street & number 65 McBride Avenue Extension telephone (201) 357-1911

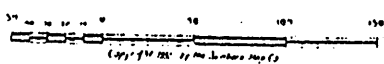
city or town Paterson state N.J. zip code 07501

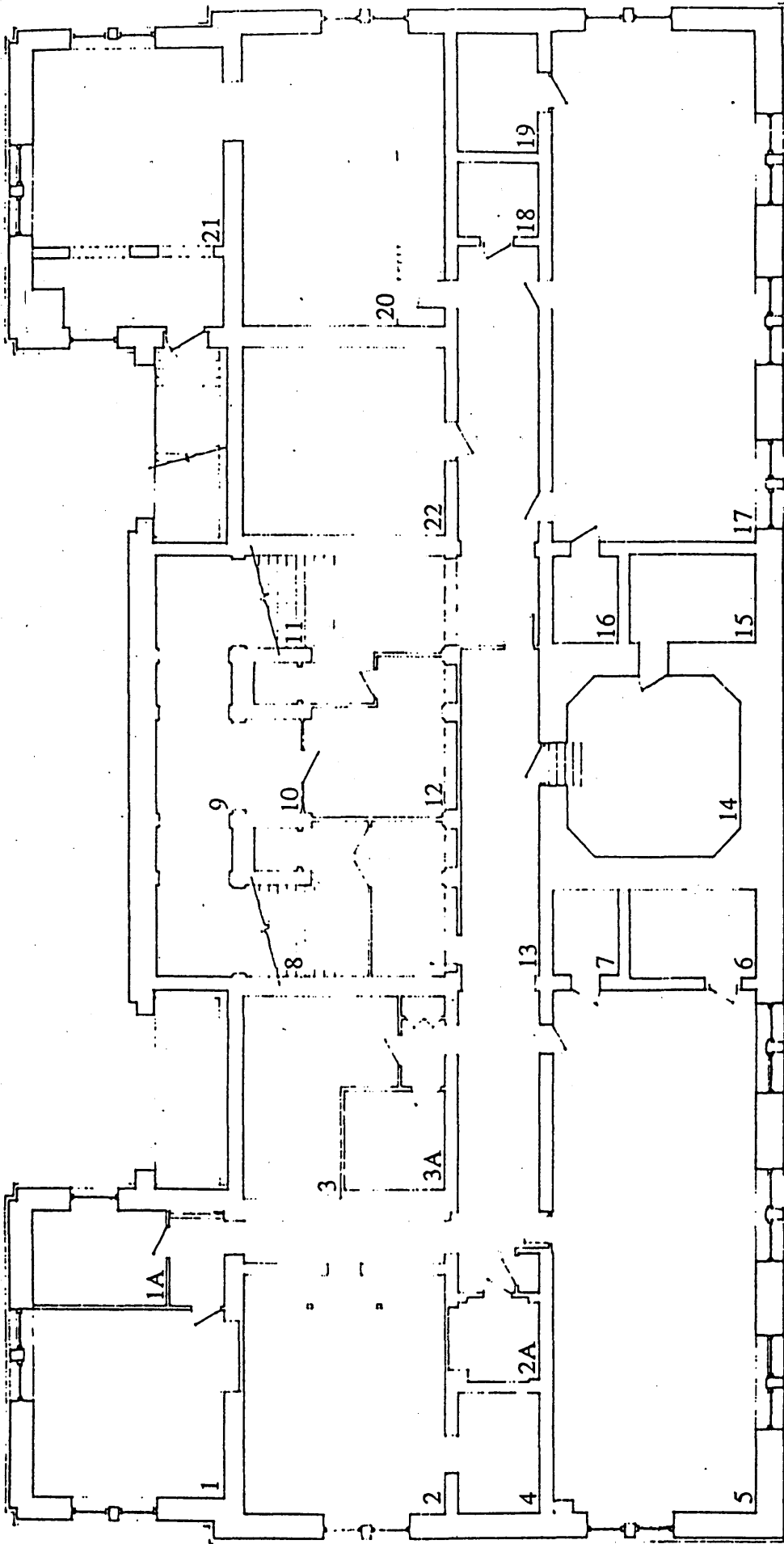
PATERSON CITY HALL, CITY OF PATERSON, PASSAIC COUNTY, NEW JERSEY



16

SITE MAP OF PROPERTY - 2
**** BOUNDARY**





Passaic County

PATERSON CITY HALL

Paterson, New Jersey

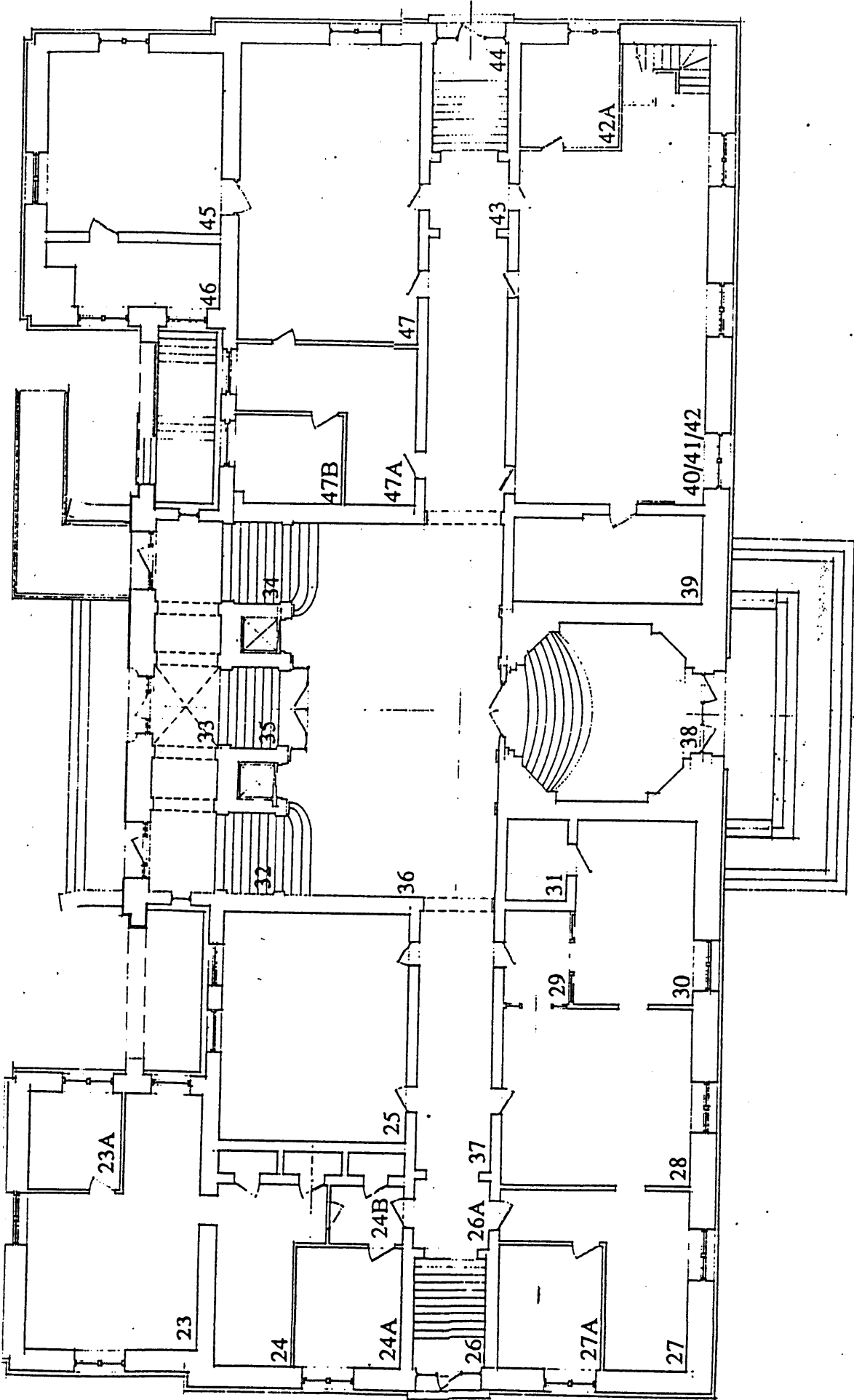
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BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"

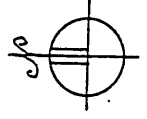
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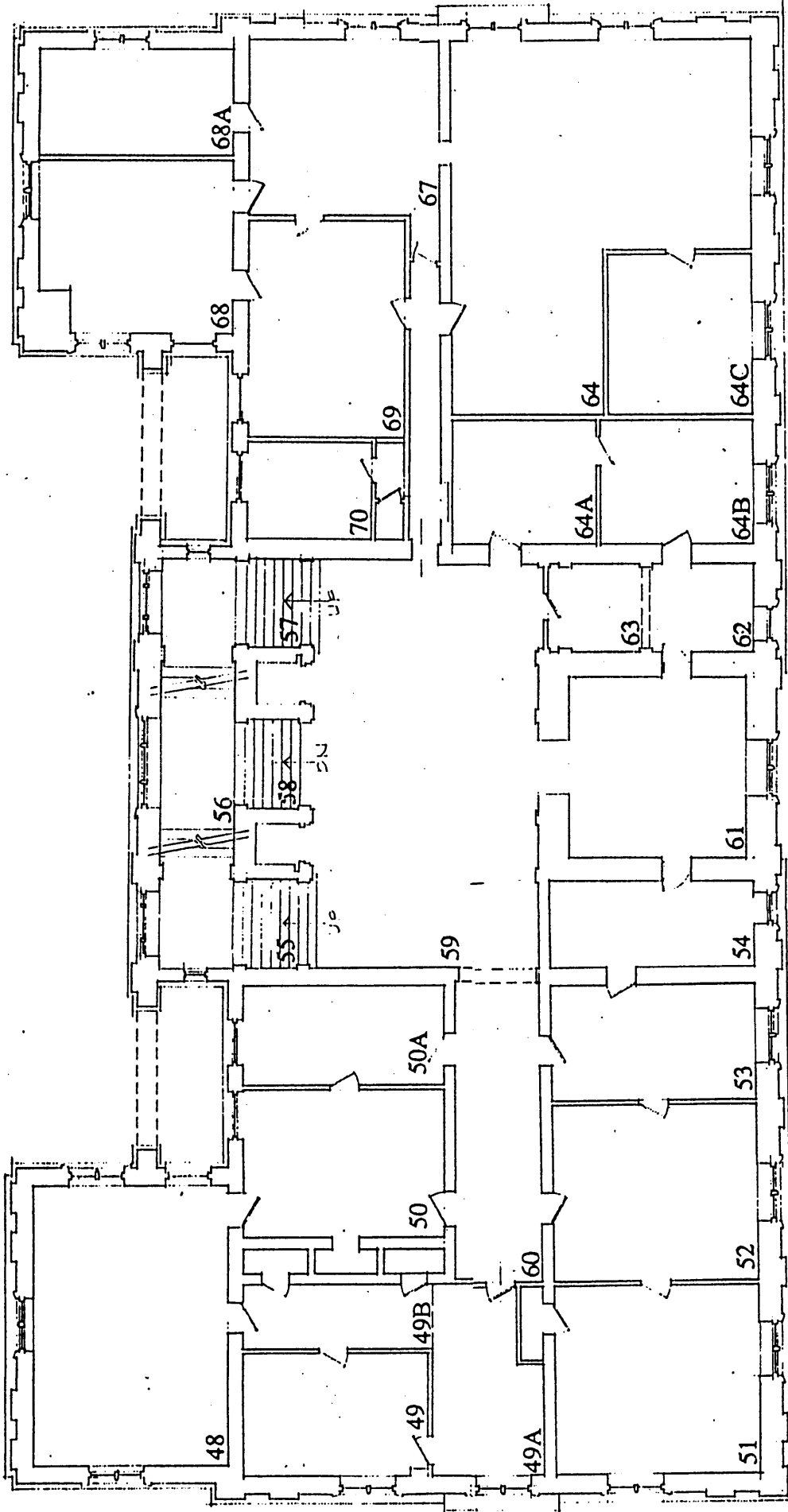
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FIRST FLOOR PLAN
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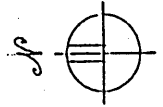


Passaic County

PATERSON CITY HALL
Paterson, New Jersey

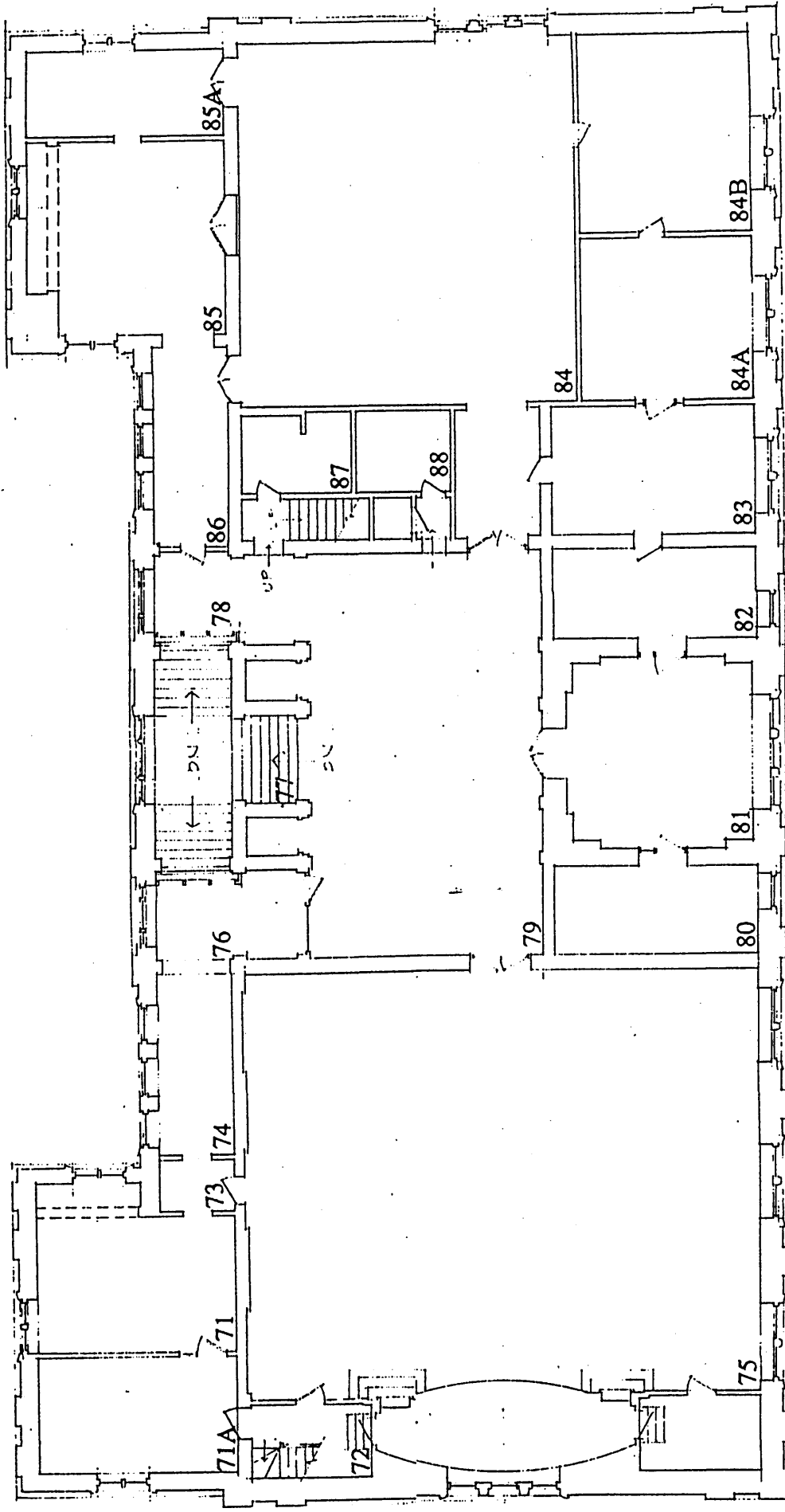
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SECOND FLOOR PLAN
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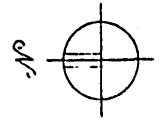
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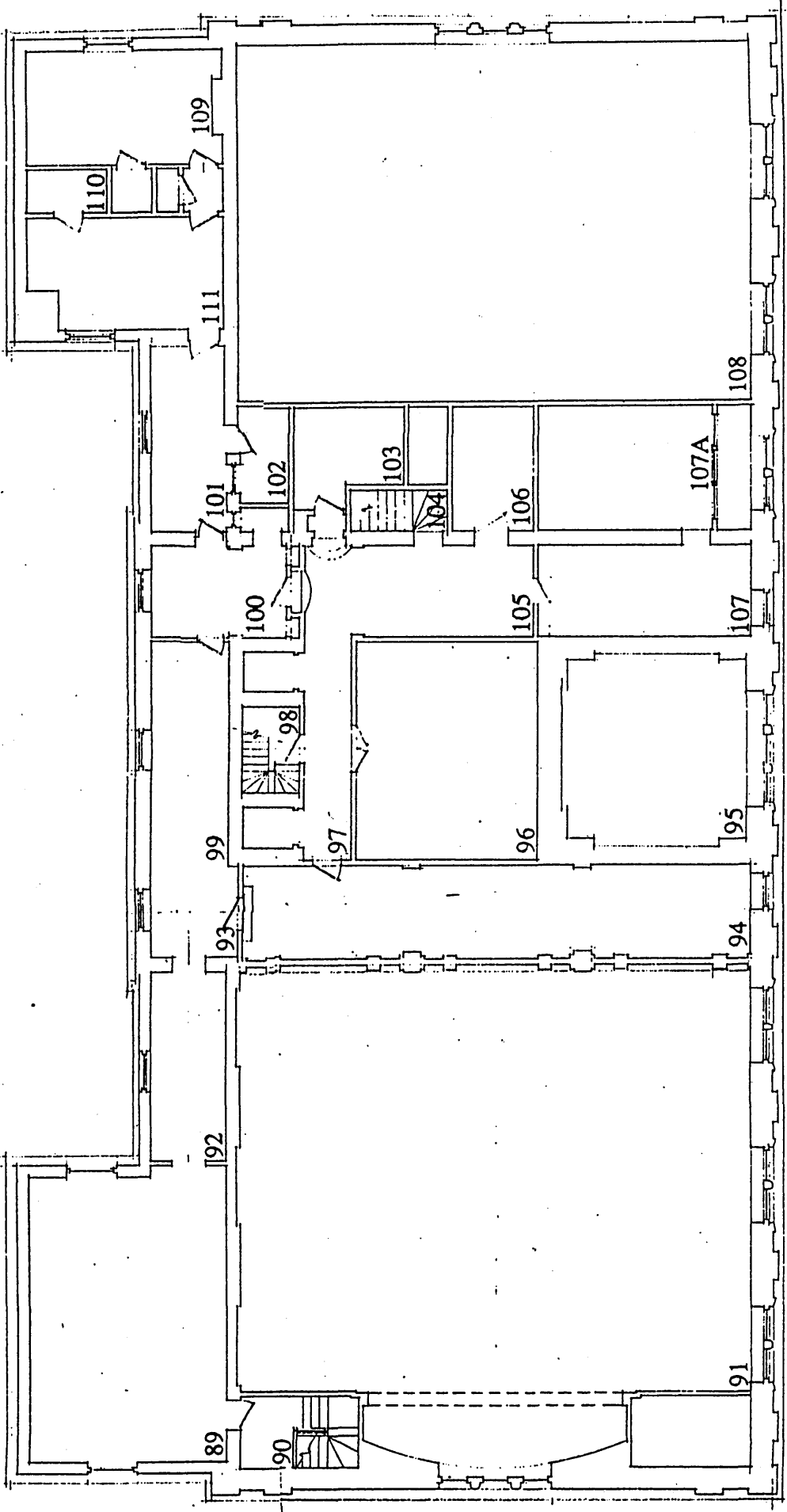
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Paterson, New Jersey

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THIRD FLOOR PLAN
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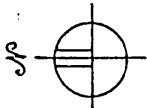
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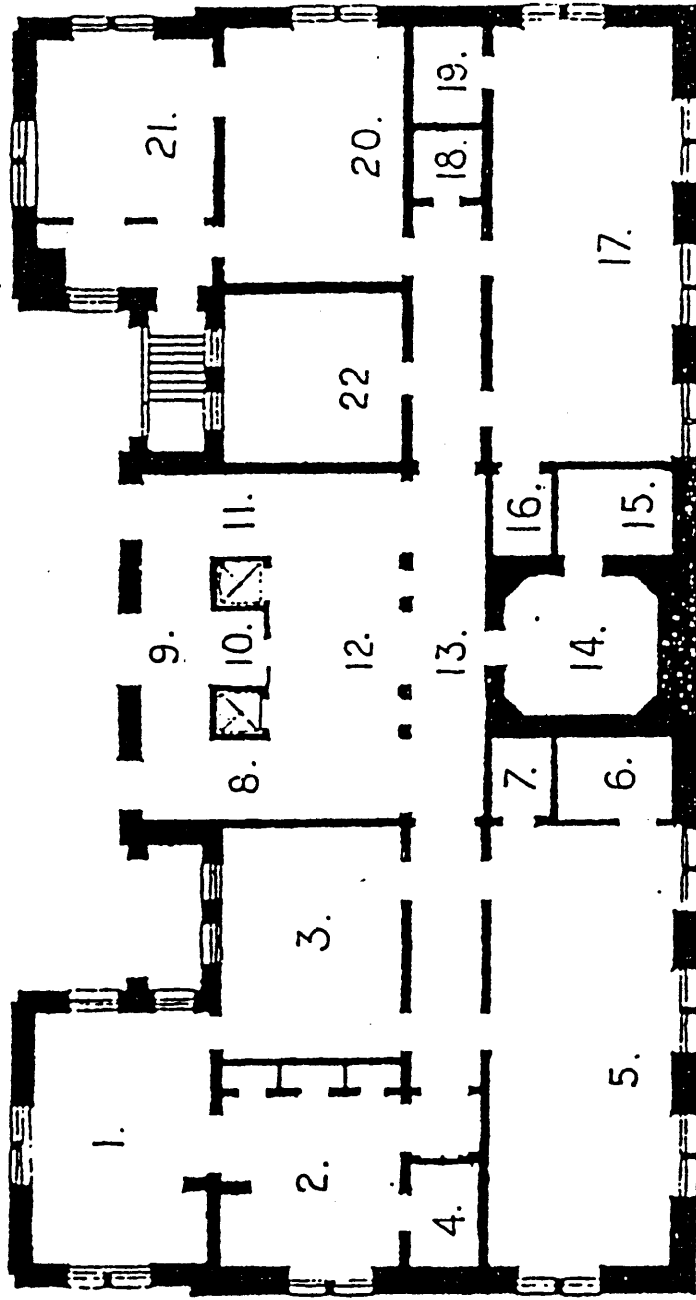
PATERSON CITY HALL
Paterson, New Jersey

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	No. 10-19 License



FOURTH FLOOR PLAN
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EXISTING CONDITIONS

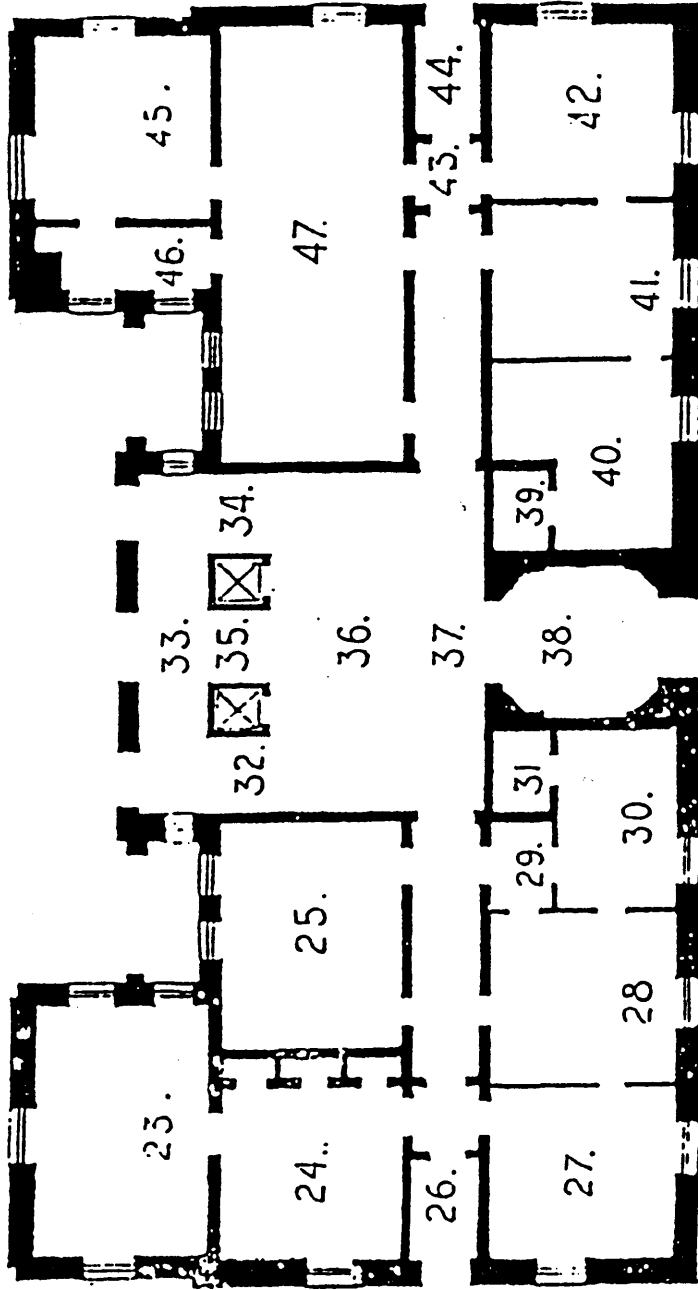


BASEMENT PLAN.

1 and 3, City Physicians. 2, Board of Education. 4, Closet. 5, Street Department. 6, Closet. 7, Vault. 8 and 11, Stairs. 9, Vestibules. On both sides of 10, Elevators, 12, Rotunda. 13, Hallway. 14 and 15, Fireproof Rooms. 16, Vault. 17, Fire and Police Telegraph. 18 and 19, Closets. 20, Boiler Room. 21, Engine Room. 22, Toilet Room.

FROM: The City Hall, Paterson, N.J., 1896

Paterson City Hall, City of Paterson, Passaic County, NJ

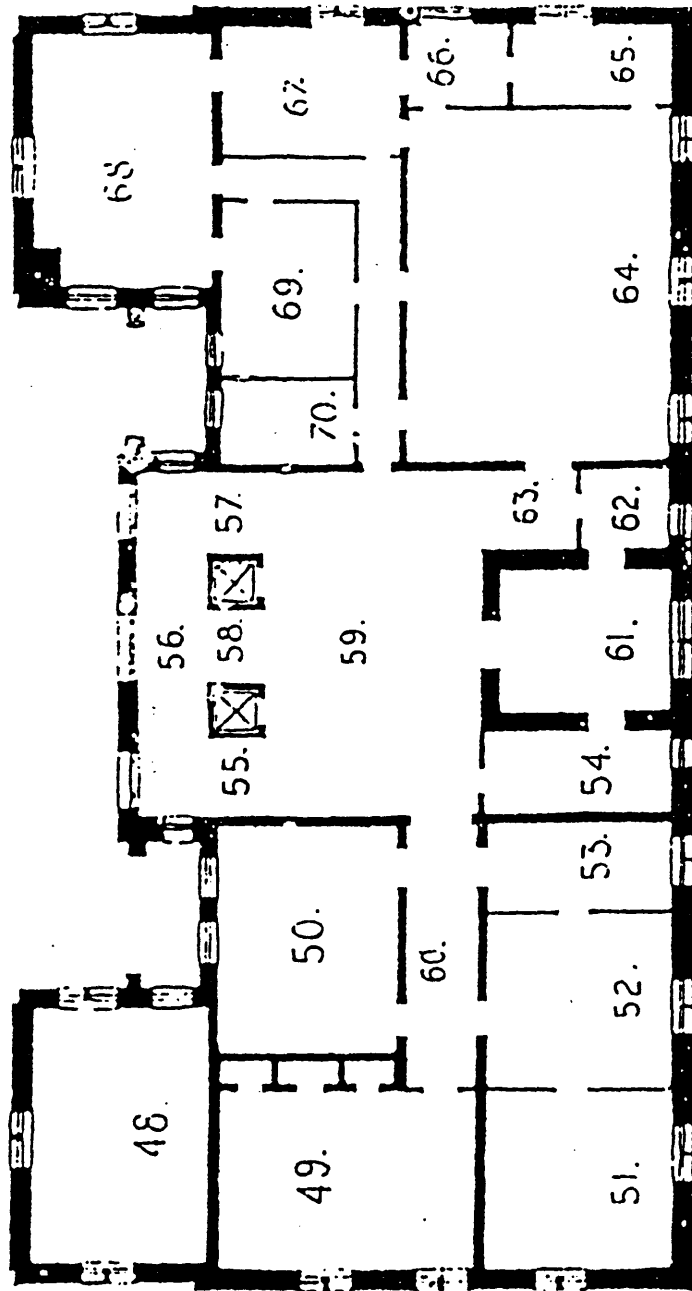


FIRST FLOOR PLAN.

33, City Comptroller. 24, Registrar of Licenses, with vaults. 25, Ladies' Waiting Room. 26, Entrance from Hamilton street and Vestibule. 27, City Clerk and Clerk to Board of Aldermen. 28 and 30, City Treasurer. 29, Lobby. 31, Vault. 32, 33, 34, 35 and 36, Stairways, Elevators and Rotunda. 37, Hallway. 38, Entrance from Market Street and Vestibule. 39, Vault. 40, 41 and 42, Receiver of Taxes, 40 being fireproof. 43 and 44, Entrance from New Colt Street and Hall. 45 and 47, Assessors of Taxes. 46, Vault.

FROM: The City Hall, Paterson, N.J., 1896

Paterson City Hall, City of Paterson, Passaic County, New Jersey

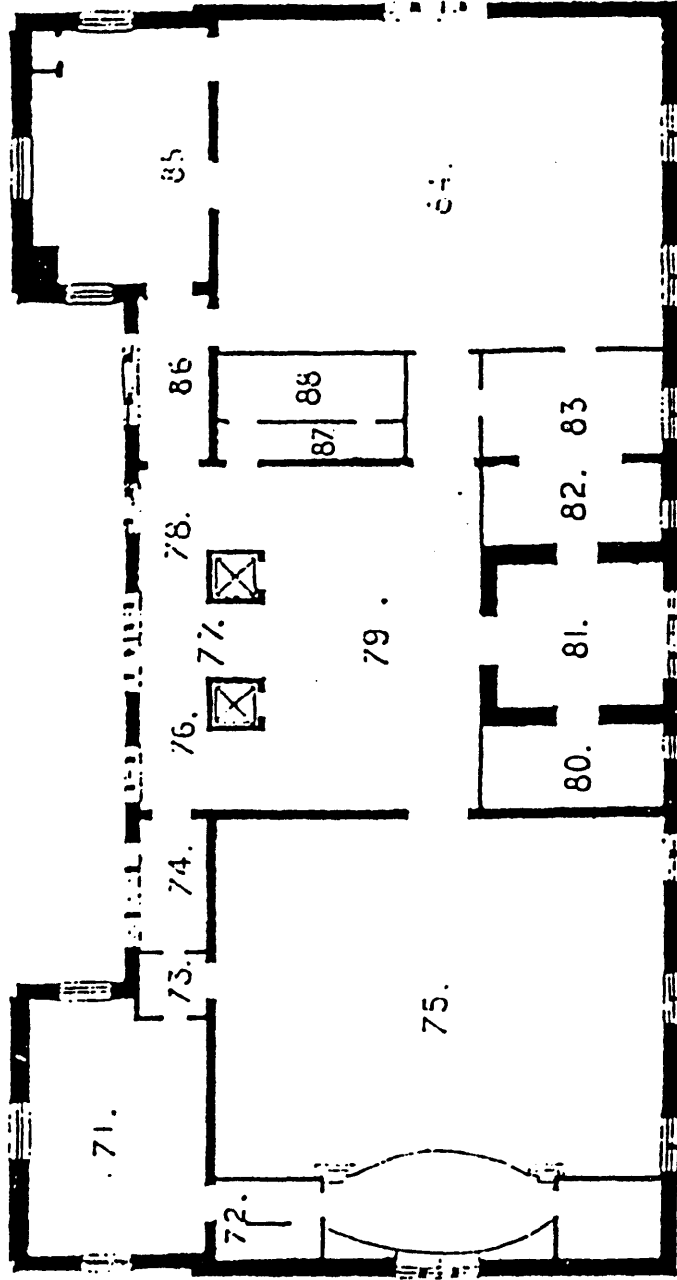


SECOND FLOOR PLAN.

48, 49 and 51, Board of Education. 50, Committee Room 52 and 53, City Council
 55, 56, 57, 58 and 59, Stairways, Elevator and Rotunda. 60, Hallway. 54, 61 and 62,
 Mayor's Office. 63, Lobby. 64, District Court Room 65, Jury Room. 66, Judges
 Room. 67, Clerk of District Court. 68 and 69, Board of Health. 70, Toilet.

FROM: The City Hall, Paterson, N.J., 1896

Paterson City Hall, City of Paterson, Passaic County, New Jersey

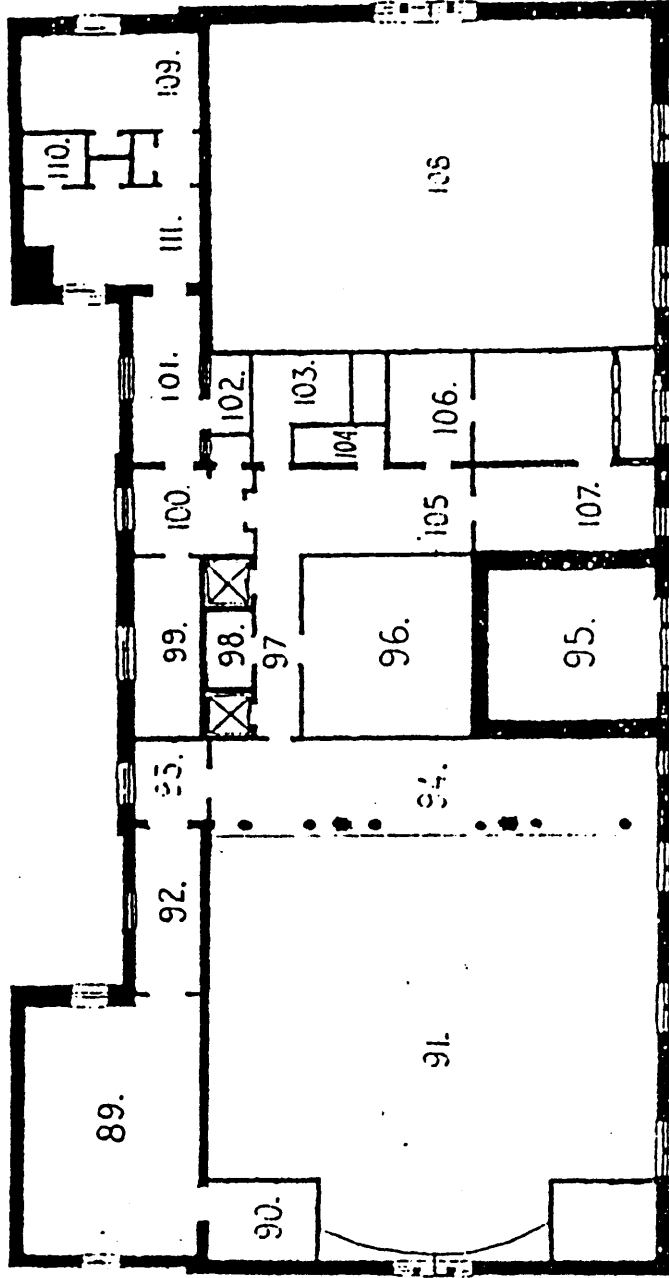


THIRD FLOOR PLAN.

71. Surveyor 72. Stairway Leading to Fourth Floor. 73. Lobby. 74. Gallery.
 75. Council Chamber, running up two floors. 76, 77, 78 and 79. Stairways, Elevators,
 Rotunda. 80 and 82. Alcoves. 81, Library. 82, Librarian. 83, Historical Room. 84.
 Park Commission Room. 85, Gallery 87 and 88, Toilets.

FROM: The City Hall, Paterson, N.J., 1896

Paterson City Hall, City of Paterson, Passaic County, New Jersey

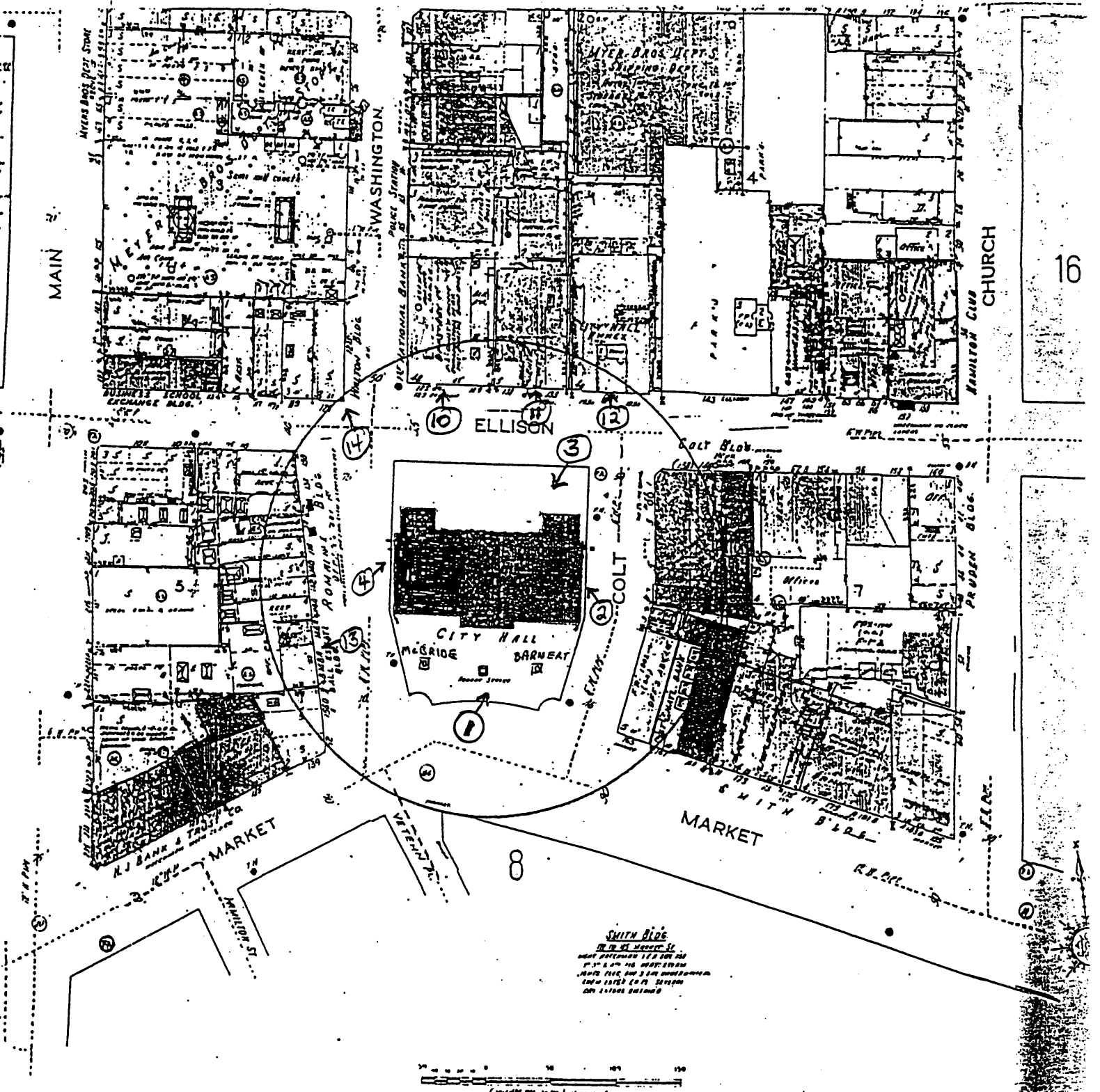


FOURTH FLOOR PLAN.

89. 92 and 93. City Surveyor. 90. Stairway. 91. Upper part of Council Chamber. 94. Gallery of Council Chamber. 95. Upper part of Library. 96. Special Committee Room. 97 and 98. Hall and Elevators. 99. Bedroom. 100. Hall. 101 and 102. Sitting Room. 111. Kitchen. 109 and 110. Bedrooms and Closets, all of the Janitor. 103. Ladies' Toilet. 104. Stairway. 105. Hall. 106. Storeroom 107. Stationery 108. Upper part of Historical Room.

FROM: The City Hall, Paterson, N.J., 1896

Paterson City Hall, City of Paterson, Passaic County, New Jersey

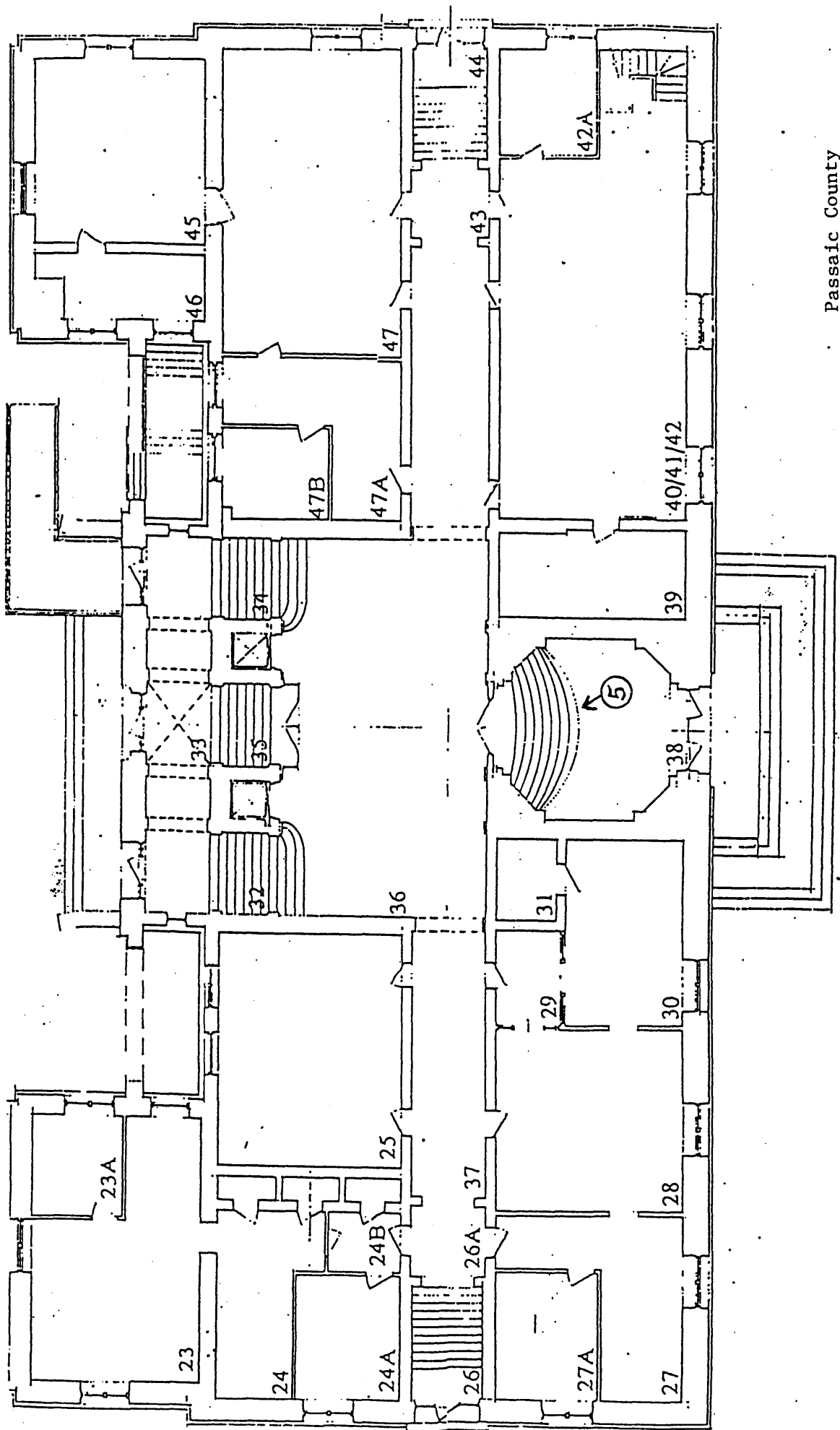


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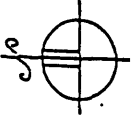


Passaic County

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Paterson, New Jersey

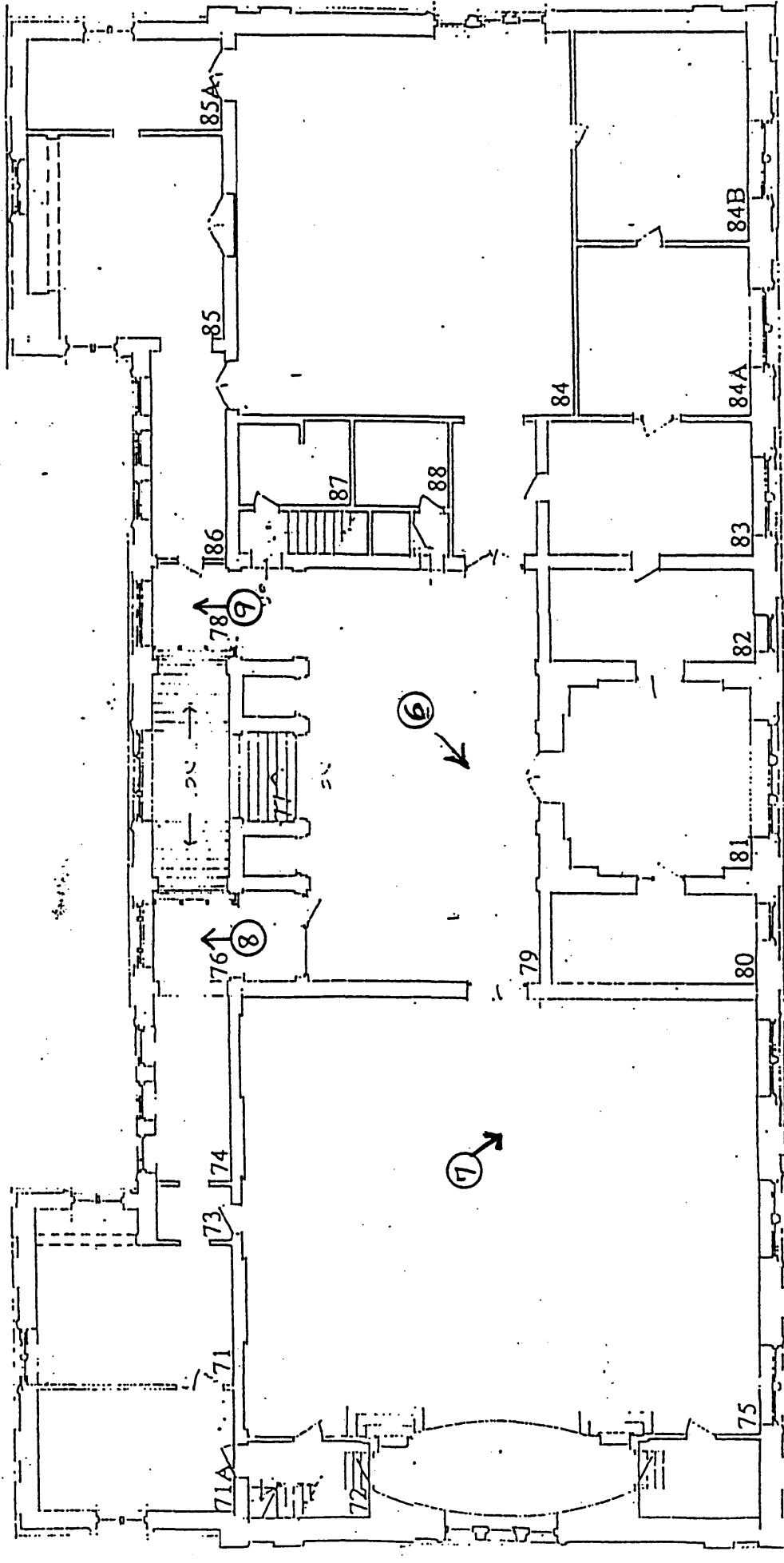
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FIRST FLOOR PLAN
1/16" = 1'-0"



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Paterson, New Jersey

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THIRD FLOOR PLAN
1/16" = 1'-0"

